



## Edmonton Alberta

\$453,000

Fantastic opportunity in Lymburn! This well-maintained bungalow offers both comfort and strong investment potential. The main level features a spacious primary bedroom with walk-in closet and ensuite with double jetted tub, plus bright living areas designed for family living. A separate side entrance leads to a fully finished basement suite with 2 bedrooms, 1 bath, full kitchen, and separate laundry. Located in a quiet, family-friendly community within walking distance to Lymburn School, parks, and playgrounds, and just minutes from West Edmonton Mall. Quick access to Anthony Henday and Whitemud Drive makes commuting simple. Don't miss this gem out. Very rare POSITIVE cashflow property!! (id:6769)

Bedroom 3 17'11" x 11'1"

Bedroom 4 17'10" x 11'1"

Living room 14'6" x 14'

Dining room 10'5" x 11'4"

Kitchen 8'6" x 10'11"

Primary Bedroom 10'3" x 16'

Bedroom 2 8'4" x 10'2"

Listing Presented By:



Originally Listed by:  
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