



Edmonton Alberta

\$399,900

Wow location! Only 3 blocks off Ada Bld & river valley. 1/2 block to Floden Park & Beverly Rink! Unlimited potential in this sweet bungalow. 3 bds up & 2 down with 2 full baths. There was formerly a 2nd kitchen in the basement where the only the stove was removed but could be replaced. Front entry opens into an enclosed porch area & back door into a separate landing open to basement. Upper level flooring is all laminate with the exception of 1 bd. A comfy woodburning fireplace with mantle & ceramic tile surround centers the spacious LR. Formal DR has patio doors to large 2 tiered deck. White kitchen with newer countertops & SS appls. Fully finished basement with laundry under stairs easily accessible from upper & lower levels. Upgraded 100 amp electrical. Vinyl siding & vinyl windows. Shingles are estimated at 15 years old. Huge south backing lot is almost 6000 sq ft. 24x24' heated garage is drywalled, painted & f-fin with 8x16 overhead door. Garage was built only 8 years ago at a cost of over \$40,000. (id:6769)

Bedroom 4 4.13 m X 4.11 m

Bedroom 5 4.15 m X 3.35 m

Second Kitchen 4.38 m X 3.53 m

Laundry room 4.1 m X 2.53 m

Utility room 2.2 m X 1.88 m

Living room 5.57 m X 4.64 m

Dining room 3.46 m X 2.58 m

Kitchen 3.46 m X 3.07 m

Primary Bedroom 3.44 m X 3.32 m

Bedroom 2 3.51 m X 2.86 m

Bedroom 3 3.48 m X 2.58 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

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