



## Edmonton Alberta

\$365,000

Charming corner lot bungalow brimming with potential! This home boasts a spacious main floor featuring 3 generous bedrooms, a 4-piece bathroom with a jacuzzi tub, a large kitchen with a dining area, and a bright living room with a cozy wood-burning fireplace and large window. A separate backdoor entrance leads to a deck and the partially developed basement, which includes 2 oversized bedrooms, a roomy laundry area, a second bathroom, and a rustic, fully functional sauna. One basement room offers potential for a future kitchen, adding suite potential. The south-facing backyard is perfect for entertaining, and the double garage is ideal for a workshop or future garden suite. Upgrades include a new furnace (2018) and hot water tank (2016). Conveniently located near the river valley, public transportation, schools, and other amenities, this property is perfect for investors, developers, or families looking to grow. Don't miss out on this versatile opportunity! (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Living room 3.63 m X 5.4 m

Dining room 4.07 m X 2.1 m

Kitchen 3.94 m X 2.1 m

Primary Bedroom 3.65 m X 3.37 m

Bedroom 2 2.76 m X 2.71 m

Bedroom 3 2.74 m X 2.78 m

Listing Presented By:



Originally Listed by:  
Sterling Real Estate

<http://www.bestedmontonrealestate.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)