



## Edmonton Alberta

\$349,900

Good bones, great potential and many upgrades to give you a head start. Perfect for the first time buyer or investor. Nestled on a quiet street is this 3 bedroom bungalow half duplex. Bring your creative ideas and designer instincts and feel good knowing you don't have to worry about the furnace ('21), hot water on demand ('21), A/C ('21), shingles ('23) or main floor windows! Lots of natural light and vaulted ceilings. Partially outfitted for handicap access. Gas line goes to the garage if you want to install a heater. Excellent parking with room for an RV. Close to shopping, schools, transportation and Whyte ave. (id:6769)

Family room 5.53 m X 12.64 m

Den Measurements not available

Living room 4.6 m X 4.41 m

Dining room 2.54 m X 3.45 m

Kitchen 3.32 m X 3.41 m

Primary Bedroom 3.19 m X 3.92 m

Bedroom 2 2.55 m X 3.92 m

Bedroom 3 3.21 m X 2.93 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

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

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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