



## Edmonton Alberta

\$449,000

Set on a massive lot in Terrace Heights, this character bungalow offers exceptional value for first-time buyers and investors. The proximity to NAIT (11 min) and Grant MacEwan (14 min) makes this an exceptional rental or perfect for families with kids in university/college. Walk to schools, parks, playgrounds, and transit, with quick access to downtown, the river valley, and Capilano amenities. Inside, you'll love the hand-crafted oak and birch cabinetry, exposed walnut shelving with underlighting, and preserved original wood baseboards and doors, laundry chute, and vintage phone nook. Extensive time and money were put into updating the house and adding quality materials for long-term enjoyment. The basement features a cold room and an open living area. Outside, you will find apple trees, a covered patio, oversized garage, and a massive yard over 600 SqM. The furnace and shingles were replaced in 2018. This house is completely turn-key and truly a must-see! (id:6769)

Den 3.93 m X 3.31 m

Bonus Room 5.73 m X 11.5 m

Laundry room Measurements not available

Living room 5.69 m X 3.84 m

Dining room 2.76 m X 2.33 m

Kitchen 4.42 m X 3.38 m

Family room 5.83 m X 4.02 m

Primary Bedroom 4.38 m X 3.57 m

Bedroom 2 4.63 m X 2.73 m

Bedroom 3 3.55 m X 2.75 m

Listing Presented By:



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Royal LePage Noralta Real Estate



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