



## 7616 130 Avenue Edmonton AB

\$325,000

Discover this meticulously maintained mid-century bungalow, lovingly cared for and ready for your personal touch! Situated next to an elementary school, this home features upgraded hardwood floors on the main level, three spacious bedrooms, and a cozy basement retreat with an additional bedroom and gas fireplace. The bright and inviting living room boasts a huge picture window, flooding the space with natural light, while the dining room offers built-in shelving, perfect for showcasing your fine china. Enjoy the benefits of low-maintenance landscaping in a northwest-facing backyard, ideal for play or relaxation. With a double garage and over 1,100 sqft, this property is a delightful haven for families. While the home is in amazing condition, some updates will transform it into your dream space. Priced to sell, it's a wonderful opportunity for first-time homebuyers and renovators alike! Don't miss out on this gem!

Listing Presented By:



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