



Edmonton Alberta

\$475,000

Welcome to this well-maintained bungalow in family-friendly Balwin! The bright open-concept main floor features a modern white kitchen with large island, updated flooring, and a spacious living/dining area perfect for everyday living and entertaining. Main level offers comfortable bedrooms and a full bath. Basement includes a SECOND KITCHEN with SEPARATE ENTRANCE (illegal suite), ideal for extended family or added income potential. Situated on a mature lot with durable vinyl siding, the fully fenced backyard features a patio with pergola for outdoor enjoyment. Oversized detached double garage provides ample parking and workspace. Conveniently located just 3 mins to Balwin School (K-9), 5 mins to Londonderry Mall, and 9 mins to Costco on 50 Street, with quick access to 82 Street, Yellowhead Trail, and Manning Drive. A move-in ready gem and great opportunity for first-time buyers, downsizers, or investors! (id:6769)

Bedroom 4 3.31 m X 6.45 m

Second Kitchen 3.98 m X 2.22 m

Recreation room 6.23 m X 4.29 m

Laundry room 3.94 m X 6.5 m

Living room 3.81 m X 5.68 m

Dining room 3.89 m X 2.11 m

Kitchen 3.89 m X 3.57 m

Primary Bedroom 3.26 m X 4.32 m

Bedroom 2 2.48 m X 3.41 m

Bedroom 3 2.49 m X 3.63 m

Listing Presented By:



Originally Listed by:
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