



Edmonton Alberta

\$425,000

Welcome to this well-maintained bungalow in family-friendly Balwin! The bright open-concept main floor features a modern white kitchen with a large island, updated flooring, and a spacious living and dining area perfect for everyday living and entertaining. Comfortable bedrooms and a full bath complete the main level. The basement offers added flexibility with a separate entrance, second kitchen, additional living space, bedrooms, and a full bathroom - ideal for extended family or multi-generational living. Situated on a mature lot with durable vinyl siding, the fully fenced backyard features a patio with pergola for outdoor enjoyment. The oversized detached double garage provides ample parking, storage, and workspace. Conveniently located just minutes from Balwin School (K-9), Londonderry Mall, Costco, parks, and major routes including 82 Street, Yellowhead Trail, and Manning Drive. A move-in-ready opportunity offering great value for first-time buyers, downsizers, or investors! (id:6769)

Bedroom 4 3.3 m X 6.48 m
 Second Kitchen 3.99 m X 2.22 m
 Recreation room 6.22 m X 4.31 m
 Laundry room 3.96 m X 6.53 m
 Living room 3.84 m X 6.76 m

Dining room 3.86 m X 2.17 m
 Kitchen 3.86 m X 3.37 m
 Primary Bedroom 3.25 m X 4.34 m
 Bedroom 2 2.5 m X 3.65 m
 Bedroom 3 2.5 m X 3.4 m

Listing Presented By:



Originally Listed by:
 Real Broker



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
 T5Z 3J8

Phone: 780-406-4000
 Fax:
 broker@eliterealestate.ca

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