



## Edmonton Alberta

\$419,900

Nestled in the neighborhood of Balwin, this charming bungalow offers a location with easy access to schools, leisure centers, and a quick commute to downtown. Plus, enjoy seamless travel with access to the Yellowhead! Step inside this beautifully updated home featuring newer flooring and carpet (2024), brand-new windows (2024), and essential upgrades including a new furnace, hot water tank, and A/C (2025). Ideal for first-time home buyers and savvy investors, this property holds the exciting potential to build a second suite, making it a smart investment for your future. Don't miss out on this opportunity--this home won't last long! (id:6769)

Family room 4.88 m X 3.35 m

Bedroom 4 4.42 m X 3.35 m

Bedroom 5 4.42 m X 3.51 m

Utility room 3.66 m X 2.74 m

Living room 5.64 m X 3.81 m

Kitchen 3.81 m X 3.35 m

Primary Bedroom 3.35 m X 3.35 m

Bedroom 2 3.35 m X 2.44 m

Bedroom 3 3.2 m X 2.74 m

Listing Presented By:



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