



## Edmonton Alberta

\$365,000

Exceptional location! This well-loved, ORIGINAL OWNER 1052 sq.ft 3 bed+2 bath home is situated on a quiet street & FACES a GREEN SPACE in the conveniently located community of Balwin. You'll love being WALKING DISTANCE to schools & public transit & minutes to the Yellowhead, shopping & all amenities. Updated WINDOWS & SHINGLES, this home has a functional layout & an excellent opportunity for your updating & with a 940 sq.ft fully finished basement with a SECOND KITCHEN & SEPARATE ENTRANCE it offers great suite potential! The BRIGHT main floor features a spacious living room with a large south facing window that flows into the dining room & kitchen. The kitchen overlooks your HUGE backyard with low maintenance fence & OVERSIZED (23.5x21.5) double detached garage & additional parking. Rounding off the main floor is the primary bedroom, 2 additional bedrooms & UPDATED 4pc bath. The basement has a sizeable rec room, 4pc bath, 2nd kitchen, laundry room & storage. A great home on a fantastic lot (50x120)! (id:6769)

Family room 3.58 m X 8.04 m

Den 2.83 m X 3.62 m

Living room 3.9 m X 5.48 m

Dining room 3.78 m X 2.65 m

Kitchen 3.66 m X 3.7 m

Primary Bedroom 3.66 m X 3.02 m

Bedroom 2 2.85 m X 2.74 m

Bedroom 3 2.85 m X 2.76 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

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