



Edmonton Alberta

\$324,900

DIAMOND IN THE ROUGH! Looking for an affordable family home and/or a fun project to invest in? This SINGLE FAMILY BUNGALOW has huge potential. BIG LOT (52' wide by 110' deep) with a fenced WEST FACING yard. The interior of the house needs cosmetic touches but there are SO MANY UPGRADES. VINYL PLANK FLOORING, NEWER WINDOWS THROUGHOUT THE MAIN FLOOR - LIVING ROOM WINDOW IN 2017 AND THE REST IN APPROXIMATELY 2019. NEW A/C (2017), HIGH EFFICIENT FURNACE (2017), HOT WATER TANK (2024), PLUS THE SEWER LINE WAS REPLACED IN 2025 FOR \$13,000! 100 AMP COPPER ELECTRICAL. PLUS A SEWER BACK FLOW PREVENTION VALVE will guarantee peace of mind for years to come. Extras include: Kitchen faucet (2024), Toilet and Flange (2024), Valves for the main line, washer, winter shut off and outdoor faucet (2025). More than 1700 SF of living space (917 SF above grade + 858 in the basement). Three bedrooms Above Grade and potential for a fourth in the basement. Excellent quiet location near schools/shopping/major arteries. (id:6769)

Den 3.39 m X 3.83 m

Recreation room 3.38 m X 7.37 m

Utility room 3.52 m X 6.02 m

Living room 3.51 m X 4.46 m

Kitchen 3.5 m X 4.12 m

Primary Bedroom 3.51 m X 3.32 m

Bedroom 2 2.44 m X 2.97 m

Bedroom 3 3.48 m X 2.3 m

Listing Presented By:



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