



## Edmonton Alberta

\$450,000

Discover the potential of this 1,205 sq. ft. bungalow in the heart of Kenilworth—one of Edmonton's most sought-after mature communities! Ideally located just steps from Kenilworth Park and Kenilworth Field, you'll enjoy easy access to playgrounds, sports fields, green spaces, Ecole Sainte-Jeanne-d'Arc, Waverley School, and nearby shopping districts of Capilano Mall and Bonnie Doon Shopping Centre. Lovingly maintained in largely original condition, this 1963 bungalow offers a rare opportunity for those who appreciate mid-century character or want to renovate to their own style. The home offers 4 bedrooms (3 up, 1 down), 2.5 bathrooms one of them being a 2-piece en-suite, a bright kitchen with a large skylight, central A/C, a double detached garage, plus a backyard featuring a natural gas fire pit and BBQ hookup. An incredible opportunity in a fantastic location! (id:6769)

Bedroom 4 3.77 m X 2.86 m

Recreation room 4.2 m X 8.69 m

Living room 4.03 m X 5.56 m

Dining room 3.21 m X 2.63 m

Kitchen 4.41 m X 3.6 m

Primary Bedroom 4.41 m X 3.4 m

Bedroom 2 3.33 m X 3.02 m

Bedroom 3 3.33 m X 2.48 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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