



Edmonton Alberta

\$375,000

Welcome to this well kept half duplex in the heart of Bonnie Doon. Sitting on a corner lot with a double attached heated garage, this home offers space, comfort and a rare chance to shape it to your vision. The main level has 2 bedrooms, a full 4 piece bath, a bright front living area and a spacious kitchen and dining space with direct access to the yard. Downstairs you will find two more bedrooms and a second full bath along with excellent storage. The home features two furnaces for comfort and the shingles were updated in recent years. Enjoy an easy walk to Campus Saint Jean, the University of Alberta French campus, as well as Whyte Avenue, Bonnie Doon Mall, parks and all the fun local coffee shops. A solid property with room to grow in one of Edmontons most walkable and sought after communities. (id:6769)

Family room 3.34 m X 4.81 m

Bedroom 3 3.97 m X 3.67 m

Bedroom 4 3.35 m X 2.26 m

Living room 4.04 m X 6.16 m

Dining room 3.64 m X 2.46 m

Kitchen 3.52 m X 2.38 m

Primary Bedroom 4.11 m X 3.78 m

Bedroom 2 3.49 m X 2.44 m

Listing Presented By:



Originally Listed by:
Century 21 Masters

<https://ryan-mcdonald.c21.ca/>

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.