



## Edmonton Alberta

\$394,900

Original owner! This well kept bungalow is a rare gem & comes with an irresistible price tag! Nestled in a family-friendly neighbourhood, on a quiet treelined street its prime location offers future walking access to the Valley Line West LRT station, promising unparalleled convenience. With charming curb appeal this 1038 sq ft home features gleaming hardwood floors, updated kitchen cabinetry, 3 bedrooms plus den, 1.5 baths. a fully developed retro-inspired basement boasting a large laundry room & workshop area. A little cosmetic enhancement would transform this residence into a lucrative investment opportunity. Outside there's a concrete patio, its fenced w/ detached double garage. West-end location is second to none w/ close proximity to top-notch amenities including great schools, medical services, hospital, churches, recreation centre and endless shopping (WEM is only a few minutes drive away). A 15-minute drive to DT completes this picture-perfect package. Don't miss out on this exceptional offering! (id:6769)

Family room 3.48 m X 5.3 m

Den 3.57 m X 2.69 m

Recreation room 3.48 m X 6.15 m

Laundry room 3.3 m X 2.52 m

Utility room 4.35 m X 2.5 m

Workshop 2.65 m X 3.6 m

Living room 4.45 m X 5 m

Dining room 3.25 m X 2.5 m

Kitchen 3.13 m X 4.03 m

Primary Bedroom 4.22 m X 3.18 m

Bedroom 2 3.38 m X 2.77 m

Bedroom 3 3.37 m X 2.47 m

Listing Presented By:



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