



Edmonton Alberta

\$475,000

Steps from Edmonton's river valley, scenic walking and cycling trails, and the North Saskatchewan River, with downtown just minutes away! This charming 3-bedroom, 2-bathroom bungalow offers an attractive entry point into sought-after Rosedale. Featuring 950 sq ft above grade, this inviting home sits on a treed lot with a private feel and a backyard oasis perfect for relaxing, gardening or entertaining. Updates include newer drywall, insulation, electrical, plumbing, hot water tank, roof, siding and vinyl windows. Offered for the first time by the current owner, this property combines character, meaningful improvements and an exceptional central location. A wonderful opportunity for first-time buyers, downsizers or anyone looking to enjoy river valley living close to the heart of Edmonton! (id:6769)

Laundry room 1.19 m X 3.15 m

Storage 3.35 m X 4.09 m

Living room 3.76 m X 5.99 m

Dining room 1.85 m X 3.51 m

Kitchen 2.31 m X 3.51 m

Primary Bedroom 2.82 m X 4.11 m

Bedroom 2 3.18 m X 3.48 m

Bedroom 3 3.18 m X 2.44 m

Listing Presented By:



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Royal LePage Noralta Real Estate



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