



## Edmonton Alberta

**\$414,900**

Solid bungalow located in the mature neighborhood of Sifton Park, offering excellent investment potential. The main floor features three bedrooms, including a primary with 2-piece ensuite, a spacious living room, dining area, kitchen, and a full 4-piece bath. The fully developed basement provides additional living space complete with a corner fireplace, wet bar, games area, an additional bedroom, and a 3-piece bathroom. Property includes a double detached heated garage and sits on a well-established lot. Key updates include a newer furnace and air conditioning, updated shingles, new concrete sidewalk and driveway, and some updated flooring--helping reduce immediate capital costs. A versatile property with solid bones in a desirable area, ideal for investors or value-focused buyers. (id:6769)

Family room Measurements not available  
Den Measurements not available  
Bedroom 4 Measurements not available  
Living room Measurements not available  
Dining room Measurements not available

Kitchen Measurements not available  
Primary Bedroom Measurements not available  
Bedroom 2 Measurements not available  
Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Edge Realty

**RE/MAX® ELITE**

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