



## Edmonton Alberta

\$379,000

This warm and welcoming bungalow in the heart of Balwin is the perfect fit for first-time buyers, young families, down sizers, or savvy investors. Set on a quiet street facing green space, the home offers a bright and open main floor with a modernized kitchen, newer appliances, and a seamless flow between the living and dining areas. Downstairs, the fully finished basement adds valuable living space with a large rec room, second bathroom, hobby room, and tons of storage. With its separate walkout entrance, the basement has great potential for a future in-law suite or secondary unit. Enjoy long summer evenings on the spacious south-facing deck, overlooking the generous 50 x 123 lot--ideal for gardening, play, or future development. Updates like newer windows, shingles, central A/C and a high-efficiency furnace make this home move-in ready. Heated oversized single garage. Located close to schools, transit, and major routes like 137 Ave and Yellowhead, this is a great opportunity in an established community. (id:6769)

Den 6.59 m X 5.36 m

Living room 3.9 m X 3.86 m

Dining room 3.07 m X 2.83 m

Kitchen 4.45 m X 3.07 m

Primary Bedroom 3.84 m X 3.14 m

Bedroom 2 2.96 m X 2.84 m

Bedroom 3 2.9 m X 2.61 m

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com