



## Edmonton Alberta

\$459,900

Cute Bungalow located on a huge corner lot in the highly desired community of Holyrood. The perfect opportunity for a first time buyer, investor or an amazing redevelopment site. This home offers 2 bedrooms up, 2 bedrooms down 2 full bathrooms and full kitchen in the basement, very functional layout. Main floor includes spacious kitchen with doors leading out to the massive backyard, cozy living room with large bay window, offering tons of natural sunlight, 2 bedrooms (one very large one that can be converted back to a 3rd bedroom, wall was removed to make one large bedroom) and a 4-piece bathroom. Fully developed basement features a second living room, SECOND KITCHEN, 2 additional bedrooms, 4-piece bath and storage. Furnace replaced 2 years ago. Double oversized detached garage. Located on a beautiful mature treelined street, just steps to great schools, river valley, parks, walking trails, shopping, parks and LRT. Quick and easy commute to downtown. (id:6769)

Bedroom 3 3.39 m X 3.3 m

Bedroom 4 3.35 m X 2.7 m

Second Kitchen 4.81 m X 3.3 m

Living room 3.47 m X 5.1 m

Dining room 2.43 m X 2.5 m

Kitchen 4.12 m X 3.47 m

Primary Bedroom 3.47 m X 5.57 m

Bedroom 2 2.44 m X 3.44 m

Listing Presented By:



Originally Listed by:  
REMAX River City

<http://www.billyassafsellshomes.com/>

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