



## Edmonton Alberta

\$399,900

Opportunity awaits in the heart of Ritchie! Situated on a spacious 42' x 131' lot on a quiet, tree-lined street, this charming 1950s bungalow is ideal for first-time buyers, investors, or redevelopment. The main floor offers 2 bedrooms, a bright and functional layout, and a full bath, while the fully finished basement features 3 additional bedrooms, a second kitchen, another full bath, and plenty of living space. Newer windows throughout provide added comfort and efficiency. Enjoy one of Edmonton's most sought-after communities, just steps from Mill Creek Ravine, Happy Beer Street, Ritchie Market, Whyte Avenue, transit, parks, schools, cafes, and local shops. Move in, rent it out, or take advantage of the generous lot to build your dream home or a multi-family development. (id:6769)

Bedroom 3 3.28 m X 3.32 m

Bedroom 4 4.36 m X 3.89 m

Second Kitchen 2.41 m X 2.46 m

Utility room 1.11 m X 1.58 m

Bedroom 5 3.44 m X 2.74 m

Living room 4.53 m X 4.32 m

Kitchen 3.63 m X 2.79 m

Primary Bedroom 4.52 m X 3.84 m

Bedroom 2 3.65 m X 3.15 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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