



## Edmonton Alberta

Allendale

# \$519,900



Welcome to this cozy, charming home in the community of Allendale. This bungalow is perfect for any buyer, family, or investor with its modern updates, 2-bedroom basement w/ kitchen & separate entrance, double garage + additional/RV parking, and its prime central location. The home is located within minutes of schools, amenities, shopping centres, and the U of A. It also provides convenient access to Calgary Trail, Whitemud Drive, Whyte Ave, the river valley, downtown, and major public transportation routes. Updates include windows & plantation shutters, interior & exterior paint, hot water tank, attic insulation, electrical, countertops, gas stove, fridge, and more. Imagine relaxing or entertaining in the warm & inviting living room, the basement flex area, or the large backyard; capitalize on the stable & consistent rental income, or explore development opportunities on the 49.5' x 130' lot. Whatever your needs are this home has the versatility to accommodate it. Don't miss out on this rare opportunity! (id:6769)

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