



## Edmonton Alberta

\$424,800

Incredible opportunity in Queen Mary Park with this nearly 1100 Sq Ft Raised Bungalow with Separate Entrance and In Law Suite Situated on just under 8000 Sq Ft Pie Lot!! Only 2km from Jasper Ave / 109 St , 6 minute drive to Downtown, amazing access to public transit, close to schools, parks, easy to get to the river valley, this location is amazing in a neighbourhood that is seeing so much investment and development! Stepping into the main floor you have an open concept main living area with front great room and attached dining space which lead to the rear kitchen overlooking the enormous backyard with tons of space to make it your oasis, or if you're inclined to look into developing a garage suite! There are two big bedrooms at 12x13 and 10x11 along with an updated beautiful full bathroom with tub and shower. Through the kitchen side door there is a separate entrance with backyard access leading to the basement which has the laundry room, two spacious bedrooms, family room, and second kitchen area. (id:6769)

Family room 3.94 m X 3.89 m

Bedroom 3 3.33 m X 3.36 m

Bedroom 4 3.94 m X 4.19 m

Laundry room 2 m X 2.03 m

Second Kitchen 3.92 m X 3.61 m

Living room 3.99 m X 5.92 m

Dining room 2.27 m X 2.78 m

Kitchen 4.04 m X 2.98 m

Primary Bedroom 4.04 m X 3 m

Bedroom 2 3.42 m X 3.97 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

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