



## Edmonton Alberta

\$524,800

FANTASTIC STRATHCONA location with quick proximity to University/Hospital, Downtown, Millcreek Ravine & amenities of Whyte Ave, Ritchie & Bonnie Doon. This raised character bungalows offers a great investment opportunity or could be the perfect starter home. Main level boasts new flooring & updates to the kitchen & bathroom. 2 sizeable bedrooms plus stackable laundry complete this level. The fully contained basement has a side entrance (& back door) & also boats 2 bedrooms, a full bathroom, full kitchen & laundry in mechanical room. The double garage has been divided so as to accommodate parking for both levels. Plus additional parking beside garage & along front street. Updated landscaping with 2 seating areas to enjoy (upper deck and lower patio). Updates include: 50-year asphalt shingles, garage shingles (2025), newer eaves/downspouts, landscaping (2025), newer fencing, LVP flooring (2025), fresh paint, bathroom vanity/mirror updates (2025), hot water (2024), 100Amp service, sump pump install (2025). (id:6769)

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Living room 6 m X 3.54 m

Dining room 3.54 m X 3.38 m

Kitchen 3.38 m X 2.5 m

Primary Bedroom 3.66 m X 3.38 m

Bedroom 2 3.41 m X 3.2 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

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