

## Edmonton Alberta

\$230,000

One of a kind adorable bungalow in Parkdale! Beautifully renovated, this 2 bedroom, 2 bathroom home has a modern feel w/ its upgraded kitchen w/ stainless steel appliances, a 5 burner gas stove & brand new dishwasher. On the main level, you'll find two good sized bedrooms, spacious living rm, 4 pc bath as well as the modern kitchen. The basement is perfect for extra living space or possibly even a suite... given the separate entrance. The electrical has been upgraded, as well as the high efficiency furnace & hot water tank. Other upgrades include new kitchen sink, countertops and island (2023), new front steps, backyard patio & walkway (2022), new roof (2020), and main level & basement flooring (2020). The oversized single garage is insulated and heated (built in 1982) - perfect for a handy person or someone looking for more storage space.

Conveniently located close to transportation, downtown, shopping and restaurants. Perfect for a first time home buyer wishing to purchase a single family home vs a condo! (id:6769)

Recreation room 2.96 m X 6.12 m Utility room 3.07 m X 6.92 m Living room 3.46 m X 3.15 m Kitchen 3.46 m X 3.78 m **Primary Bedroom** 2.85 m X 2.82 m **Bedroom** 2 2.82 m X 2.31 m **Mud room** 1.87 m X 1.43 m Listing Presented By:



RE/MAX Elite

http://www.gabriellamakar.com/

Originally Listed by:



Royal

Lepage Parkside Realty

PO Box 930; 9925 Main St, Summerland, BC,

Phone: (250) 462-4888 info@joepeters.ca

The property information on this website is derived from the Canadian Real Estate Association"s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.