



## Edmonton Alberta

\$329,900

**EASY LIVING!** Next door to everything, this 1080+ sq. ft. 3 Bed, 2 1/2 Bath Bungalow in KIRKNESS is perfect for first home buyers & investors. This functional floor plan features new carpet & luxury vinyl plank flooring, freshly painted throughout most of the home, newer shingles (4yrs) & a large eat in kitchen. The basement is uniquely laid out with 2 separate areas with soundproof/fireproof ROXUL INSULATION throughout the ceiling and walls & a centrally located stacked washer and dryer. On one side you'll find a self contained area with a 2nd kitchen, living/sleeping space and a 3pce bathroom. To the right you'll find a mostly finished space with a framed and plumbed in area for a 4th bathroom, a wet bar, den and a large family room. Fully fenced and landscaped with fruit bearing trees/shrubs, this already impressive home comes with a large WEST FACING BACKYARD with back-alley access & room to build a garage. Close to all amenities including schools and retail shopping. **DON'T MISS THIS ONE!** (id:6769)

Family room 7.34 m X 5.89 m

Den 3.26 m X 3.19 m

Second Kitchen 3.01 m X 2.72 m

Living room 3.95 m X 5.59 m

Dining room 3.75 m X 2.85 m

Kitchen 2.86 m X 3.18 m

Primary Bedroom 3.73 m X 3.12 m

Bedroom 2 2.93 m X 2.78 m

Bedroom 3 2.92 m X 2.78 m

Listing Presented By:



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<http://www.jennynarine.ca/>



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