



## Edmonton Alberta

\$378,800

FIRST TIME HOME BUYERS. INVESTORS. This lovely 1063 sf bungalow is nestled on a quiet street in the sought after neighborhood of Lynnwood. Conveniently located close to shopping, eateries & transit. WEM & the Misc Hospital are all close by w/excellent access to Downtown & the U of A. Lots of updates/ upgrades over the year including vinyl windows, mechanical (older but not original), shingles, electrical, maple kitchen (Bosch DW) & some newer light fixtures. Brand new maintenance free vinyl fence installed on the east & west side. Lots of natural light in this bright cheery 2 bedrm + den (easily converted back to a third bedrm) home. Hardwood w/a quick refinish can bring it back to new! Updated bathrm. F/Fin bsmt with huge L shaped family rm & a potential bedrm. 2nd bathrm & laundry storage area completes the lower level. Spacious yard w/a single detached garage w/gar opener. Lots of space for a big double or maybe even a triple. Sunny front deck for the sun lovers! Easy access to all parts of the City (id:6769)

Family room 7.19 m X 3.59 m

Recreation room 2.38 m X 4.18 m

Living room 3.48 m X 4.71 m

Dining room 2.59 m X 2.22 m

Kitchen 4.37 m X 4.04 m

Den 3.66 m X 2.53 m

Primary Bedroom 3.07 m X 2.84 m

Bedroom 2 3.07 m X 3.36 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



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