



## Edmonton Alberta

\$449,900

BEST PRICE IN DUGGAN, QUIET STREET, 5 HOMES FROM PARK! Well-kept bungalow. Upgrades include all new windows, newer furnace, newer HWT, newer A/C, newer fridge/stove/countertop stove/built-in oven/built-in microwave (all stainless steel), newer washer/dryer, newer shingles on garage and house, new overhead garage door, etc. Spacious back yard. Quiet street, no through road. Only 5 homes from Duggan Park. Short walk to public and separate elementary schools, and junior high school. 8 minutes to Confederation Leisure Centre (saltwater pool), Harry Ainlay Senior High School, Southgate Mall, LRT stop. (id:6769)

Bedroom 4 5.14 m X 3.42 m

Storage 4.45 m X 6.59 m

Laundry room 2.78 m X 4.68 m

Recreation room 4.44 m X 6.55 m

Living room 3.92 m X 5.24 m

Dining room 3.04 m X 2.79 m

Kitchen 5.14 m X 3.21 m

Primary Bedroom 3.4 m X 5.23 m

Bedroom 2 2.99 m X 3.78 m

Bedroom 3 3.68 m X 2.71 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.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.