



## St. Albert Alberta

\$398,800

Original owner home! Lovingly maintained over the years and now ready for a new family! This 1200 sq ft 3 bdrm bungalow is situated in a cres. location walking distance to 3 schools, amenities and trails. Freshly painted main floor. L shaped living room/dining room is perfect for family gatherings and features a brick wood burning fireplace with accent shelving. The kitchen has oak cabinets, bay window and decent counter space. There are three bedrooms on the main level including the primary bedroom with a nice size closet. The four piece bath has been upgraded with shower surround and tile plus newer sink, faucet and toilet. Plant lovers will love the heated 3 season sun room off the separate back entry. Perfect for morning coffees and overlooking the backyard. The yard has a wonderful garden area all ready for your green thumb this spring. New drywalled basement with lge. rec room. Calling all wood workers- the 20x34 detached garage features a shop area with dust collection system!! (id:6769)

Laundry room Measurements not available

Recreation room 6.8 m X 9.3 m

Living room 5.7 m X 3.6 m

Dining room 3.4 m X 3 m

Kitchen 3.7 m X 3.2 m

Primary Bedroom 4 m X 3.3 m

Bedroom 2 2.7 m X 2.7 m

Bedroom 3 2.7 m X 2.2 m

Sunroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.calldale4asale.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto: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.