



## 10212 74 Street Edmonton AB

\$459,900

Welcome to this charming 3 + 2 bedroom/ 2 FULL bathroom bungalow, boasting OVER 1,300 sq. ft. of above grade living space! This home offers a KING SIZED primary bedroom, an open layout kitchen w/ NEWLY refinished cabinets & stainless steel appliances, complemented by NEW luxury vinyl & original OAK hardwood flooring. HUGE windows throughout the home (INCLUDING the basement) fill the space with natural light. Enjoy the spacious, WEST- FACING backyard featuring perennial beds, a concrete patio, and raised vegetable garden. KEY FEATURES: SECONDARY KITCHEN, SEPARATE SIDE ENTRANCE, SEWER LINE REPLACED (2022), DUAL furnaces (2008) + basement heat venting in floor, SHINGLES (2013) OVERSIZED insulated garage, LARGE parking pad for an RV, AMPLE storage + just FOOTSTEPS to the ravine. All of this while nestled on a tree-lined street & move in ready!

Listing Presented By:



Originally Listed by:  
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