



# 11303 55 AVE Edmonton AB

\$529,000

Fantastic Lendrum location only 2 doors away from the school and park. This lovely 3 bedroom bungalow features newer white and bright kitchen. All 3 bathrooms are upgraded and modern. The basement is modern with 2 extra bedrooms, 3 pce bathroom and large games or media room. The detached garage is 20X24 and the sunny back yard is 55 feet wide. The electrical is upgraded as are the vinyl crankout windows. Other recent upgrades include, new eavestroughs and down spouts for house and garage in 2022, new shingles on house and garage 2022 in ALFs Roofing, new overhead garage door 2022.

Listing Presented By:



Originally Listed by:  
Royal LePage Arteam Realty

sec16@telus.net



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net