



## 11403 149 Avenue Edmonton AB

\$419,900

Welcome to this beautifully updated bungalow in Caernarvon. Offering an open concept main floor with a wood-burning fireplace, hardwood, and tile throughout. The custom-designed kitchen offers a ton of cupboard space, a large peninsula, and granite countertops. 3 nice-sized bedrooms including the Primary suite offering a custom walk-in closet and 2 piece bath. The basement features a separate side entrance and is an entertainer's dream! Includes a custom-built wet bar, large rec room, a den, a multi-purpose room, a 4-piece bath with an oversized 50-gallon heated jacuzzi, with in floor heating. Outside this home features a private backyard, no maintenance fence, an oversized double detached garage, and an extra parking pad. Onsite RV parking with easy access from the back alley. Home has been updated over the years with newer windows, tankless hot water, furnace and new shingles. Home is close in proximity to schools, a YMCA, and various amenities making it a perfect family location.

Listing Presented By:



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