



## 12335 130 Street Edmonton AB

\$339,500

Located on a quiet tree lined street in the mature neighborhood of Sherbrooke, welcome to this updated and charming 3+1 bedroom 2 bath bungalow boasting over 950 sq feet. Step inside to discover new easy to clean and allergy friendly vinyl plank flooring throughout the entire main floor. Open concept living room and dining area with built in bench seating, spacious updated kitchen with tall white cabinets, plenty of cupboard and counter space, island with seating for the family and newer appliances. There is a separate entrance to the basement that leads to the massive yard with new deck and an oversized single garage. All of the costly upgrades have been done over the past few years including: Shingles, High Efficiency Furnace, Hot Water Tank, and Vinyl Windows throughout. Basement is fully finished with a rec room, bar, 4th bedroom, 3 piece bath and plenty of storage. You'll love the proximity to Schools, Parks, Shopping and Transportation. Quick possession available! \*some photos virtually staged.\*

Listing Presented By:



Originally Listed by:  
Liv Real Estate

tonya@livrealestate.ca



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

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