



## 3420 109 Avenue Edmonton AB

\$338,000

This well-maintained original owner home is now ready to welcome its new family! The carpet-free main floor has hardwood in the living room, dining room, kitchen, hall and 3 bedrooms. The main floor also features vinyl windows, updated kitchen cabinets, and a Bath Fitter tub surround. In the basement you'll find the rec room, 2 bedrooms (one king and one small), a 3p bath and the laundry/utility room. The furnace and hot water tank were replaced about 2 years ago. Outdoor entertaining spaces include a front porch, a rear patio and a rear deck with patio doors to the dining room. The fully fenced back yard even has RV parking with a large gate and gravel pad. Located only half a block to the Ivor Dent schoolyard and a new playground, you'll love the location of this Rundle Heights home!

Listing Presented By:



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