



3536 22 Avenue Edmonton AB

\$399,999

Welcome to this charming, well-maintained air-conditioned bungalow in Daly Grove! This lovely single-family home features an attached double garage and a spacious backyard complete with a two-tiered deck, perfect for outdoor gatherings. Inside, you'll find a bright living room with large windows that fill the space with natural light, flowing seamlessly into the dining area and kitchen, which offers easy access to the deck. The main floor boasts three bedrooms, including a primary suite with an ensuite bath. The basement is a fantastic bonus, featuring a separate entrance, a large entertainment area, an additional bedroom, and a full bathroom—ideal for guests or family. Enjoy peace of mind with leased utilities, covering your furnace and air conditioning for just \$138/month, including maintenance. Located near Daly Grove Park, shopping, transit, and schools, this home truly has it all.

Listing Presented By:



Originally Listed by:
MaxWell Devonshire Realty

Tj@devillateam.com
<http://www.devillahomes.com>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

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