



## 7821 154 Street Edmonton AB

\$475,555

Here's a charming CORNER-LOT bungalow in Rio Terrace, just a 3-minute walk from French immersion & German bilingual school! This cozy 3 + 2(potential) bedroom, 2 full bath home boasts over 1,058 sq ft & features a SIDE entrance leading to a fully finished basement. The kitchen, with its wood cabinetry & bay window, offers a lovely breakfast nook & an adjacent formal dining room. Enjoy a beautifully remodeled main bath and a spacious basement with a large recreation area, two potential bedrooms, and a second full bath. Additional upgrades include a newer furnace, hot water tank, 100 AMP service, and RV parking. Perfectly located near parks, greenspaces, and the river valley, with easy access to West Edmonton Mall, Misericordia Hospital, and downtown. Don't miss your chance to live in one of Edmonton's most sought-after neighborhoods!

Listing Presented By:



Originally Listed by:  
Exp Realty

info@mashahomes.com



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

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