

## 9635 149 Street Edmonton AB

\$499.000

Welcome to this 1,309 sq ft - 5 bedroom bungalow in the sought-after Crestwood neighborhood. The main floor offers a practical layout with 3 bedrooms, a formal dinette and a cozy living room. The kitchen overlooks your massive backyard where you could watch the kids play. It also features Kitchen Craft cabinets and newer appliances. A 4-piece bathroom completes the main level. Recent updates include hail-resistant shingles (2020), updated stucco, capped windows, and new exterior doors. The basement provides 2 additional bedrooms, with the added flexibility of a second kitchen, 3-piece bath, and a separate entrance. Additional highlights include vinyl plank flooring, a newer hot water tank, two furnaces, brand-new concrete walkways with handicap access, and a new fence. The 50 x 125 ft lot has a huge backyard with rear alley access and a double detached 24 x 22 ft garage. Located within walking distance to Crestwood School, on a tree-lined street with wide roads, this home is a must-see.

Listing Presented By:



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