



## Edmonton Alberta

\$440,000

Step into the charm of Fulton Place with this beautifully UPDATED BUNGALOW, a blend of modern design and mature character. Enjoy the engineered HARDWOOD FLOORING, a spacious front living room, and dining nook. The UPDATED KITCHEN boasts stainless steel appliances, two-tone cabinets, and a modern backsplash. Three well-sized bedrooms and a 5-piece bathroom complete the main floor with character and charm. SEPARATE ENTRANCE to the fully finished basement features laminate flooring, a large family room, 4th bedroom, laundry, and 3-piece bathroom. The landscaped backyard has a 6ft FENCE, hot tub (winterized), front and back deck with a DOUBLE DETACHED GARAGE 24ftx21.5ft . UPGRADES OVER THE YEARS, ROOF on garage an house-2018, some newer windows, high-efficiency furnace, and HWT. Enjoy Fulton's perks: a quick commute to downtown, steps from Fulton Ravin, and numerous walkable schools. Near Capilano Mall, access to Henday, 75th St and downtown. (id:6769)

Family room 2.72 m X 2.62 m

Bedroom 4 4.13 m X 3.29 m

Laundry room 2.46 m X 4.37 m

Living room 3.57 m X 3.36 m

Dining room 2.52 m X 3.33 m

Kitchen 2.53 m X 2.94 m

Primary Bedroom 4.02 m X 2.8 m

Bedroom 2 3.62 m X 2.15 m

Bedroom 3 2.72 m X 2.62 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.davesells.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net