



## Edmonton Alberta

**\$479,000**

Listing Presented By:



Originally Listed by:  
Grassroots Realty Group

<https://www.jackiefraserrealtor.ca/>

Finally - a new listing on the market & this one was worth the wait! Quality tasteful renovations done throughout this beautiful bungalow in Gold Bar. With almost everything updated or upgraded, this home is turn-key with quick possession available. The kitchen shows no compromise; a large window overlooking the backyard, sleek stainless steel appliances, quartz countertops plus island, and a bonus coffee station or bar off the dining room! Two bedrooms are located on the main floor & fully renovated bathroom with double wide shower. The fully permitted basement is professionally finished and seamlessly blends with the main living areas, featuring a bedroom with proper egress and a full bath. Have peace of mind that the sewer line was replaced in 2024 & comfort in the summer with A/C. The 5500 sqft lot (50'x110') is fully fenced in and landscaped with a single garage and cement pad for a small RV. Walk to ravine trails & just 10 minutes downtown and 15 minutes to the U of A. Come quick! (id:6769)

Bedroom 3 3.21 m X 2.98 m

Recreation room 6.78 m X 5.21 m

Storage 1.55 m X 1.68 m

Utility room 3.49 m X 2.34 m

Living room 3.24 m X 6.55 m

Dining room 3.07 m X 3.02 m

Kitchen 3.72 m X 3.76 m

Primary Bedroom 2.85 m X 3.93 m

Bedroom 2 3.32 m X 2.77 m

**Ahmad Sai**  
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