



## Edmonton Alberta

\$395,000

Discover the perfect blend of comfort and convenience in this charming 1051 square foot bungalow located in the sought-after neighbourhood of Gold Bar. This 4 bedroom / 2 bathroom home has had numerous UPGRADES including NEWER SHINGLES on the house and on the DOUBLE DETACHED HEATED GARAGE, TRIPLE GLAZED WINDOWS upper level, FURNACE, HWT, ELECTRICAL, AIR CONDITIONER. The main floor boasts 3 generously sized bedrooms and a 4 piece bathroom. The large living room is a perfect size for a growing family, and is conveniently located beside the large kitchen and separate dining area. A fully finished lower level offers even more living space with an ADDITIONAL BEDROOM, a 3 PIECE BATHROOM, and a HUGE RECREATION ROOM with a gas burning fireplace and bar area for entertaining. Additional features include a DOUBLE DETACHED HEATED GARAGE and fenced RV PARKING. If you're looking for a beautifully maintained property in a great neighbourhood.....don't miss seeing this one ! (id:6769)

Family room 20' x 38'

Bedroom 4 13' x 11'

Living room 11' x 16'

Dining room 10' x 9'

Kitchen 13' x 12'

Primary Bedroom 11' x 12'

Bedroom 2 11' x 10'

Bedroom 3 8' x 10'

Listing Presented By:



Originally Listed by:  
Exp Realty

**RE/MAX ELITE**

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