



## Edmonton Alberta

\$399,000

Bright cozy 1000+sq.ft. 1957 bungalow in the community of Gold Bar and a block away from Gold Bar Elementary School. Bright and open main floor w/ hardwood flooring, space for a dining room table in the newer kitchen. This home is well balanced with 3 bedrooms + remodelled 4 pce. bathroom (2024 ~ vanity, light, toilet) on the main floor and a rec. room/family room in the basement + a bedroom and 3 pce. bathroom. East facing backyard has a large deck + oversized double garage. Other great property features are a fully functional sauna in the basement, wood beam in the living room, 2019 HWT, new shingles & newer electrical (id:6769)

Family room 11 m X 3.67 m

Bedroom 4 3.32 m X 2.97 m

Living room 4.43 m X 3.75 m

Dining room 3.91 m X 1.62 m

Kitchen 3.25 m X 3.09 m

Primary Bedroom 3.82 m X 3.05 m

Bedroom 2 3.65 m X 3.25 m

Bedroom 3 3.12 m X 2.6 m

Listing Presented By:



Originally Listed by:  
Royal LePage Arteam Realty

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

**RE/MAX ELITE**

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