



## Edmonton Alberta

\$525,000

It's rare to find a place that feels this solid. This Capilano bungalow wasn't a quick project; it's been slowly and intentionally updated over the years, and you can really feel that care when you walk in. The house is full of natural light all day long and has a layout that just works, featuring a full bathroom on each floor along with three bedrooms up and two down. The south-facing backyard and patio are perfect for catching the neighborhood sunsets, and the oversized single garage plus three driveway spots mean you actually have room for your vehicles. It's a straightforward, welcoming home where the big, expensive work is already finished so you can just move in and enjoy the area. UPGRADES: 100amp electrical 2018, high efficiency furnace 2019, hot water tank 2019, R60 blow in attic insulation 2019, new roof 2021, new triple pane high efficiency windows 2024, new high efficiency doors 2024, basement bathroom renovation 2025. (id:6769)

Bedroom 4 3.48 m X 3.91 m

Recreation room 5.3 m X 7.7 m

Laundry room 4.25 m X 3.09 m

Bedroom 5 3.79 m X 3.91 m

Storage Measurements not available

Utility room 1.54 m X 1.87 m

Living room 3.56 m X 5.96 m

Dining room 2.12 m X 2.48 m

Kitchen 4.09 m X 4.86 m

Primary Bedroom 3.58 m X 3.26 m

Bedroom 2 3.52 m X 3.26 m

Bedroom 3 3.55 m X 2.67 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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