



## Edmonton Alberta

\$389,900

ATTN: DEVELOPERS & first-time home buyers! Lovely 4 bdrm + 2 bath bungalow on HUGE CORNER LOT (55x150 lot on 156 St & 108 Ave is 686 m2) now available. Original owner home. Main floor layout offers spacious living room, kitchen (with built-in dining table+new fridge '24 & new stove '23), hallway pantry, 2 bdrms & full bath (with walk-in shower). The basement offers large living room, additional 3rd & 4th bedrooms + a laundry /storage rm area & a 3pc bath. Side entry door could be a SEPARATE ENTRANCE to the basement. Windows have been upgraded to double pane vinyl since built - newest include 2 main floor bdrm windows (triple pane) in 1990's. New sewer line in Sept 2024 (house to street) + new plumbing under sink. Original hardwood flooring. Garage is heated with workshop + has accessible attic for storage. House has extra vapour barrier, tyvek house wrap, and upgraded siding - late 90's. Deck on south side has upgraded low maintenance decking. Welcome to High Park - welcome home! :) (id:6769)

Family room 13' x 18'8"

Bedroom 3 12'10" x 12'5"

Bedroom 4 12'10" x 12'1"

Living room 13'4" x 16'9"

Kitchen 9'8" x 15'1"

Primary Bedroom 13'5" x 8'2"

Bedroom 2 Measurements not available x 12 m

Listing Presented By:



Originally Listed by:  
Tactic Realty

<http://soldbywold.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.