



## Edmonton Alberta

\$399,000

Outstanding curb appeal welcomes you to this beautifully maintained 1,278 sq. ft. bungalow on a spacious 50 x 100 lot, offering the perfect blend of timeless character and modern comfort. Thoughtful updates include a newer high-efficiency furnace and hot water tank, updated weeping tile and waterproofing for added peace of mind, fresh paint, new hardwood on the upper level, updated kitchen. This charming home still showcases original character. The bright, inviting interior offers warmth and functionality throughout. Step outside to a gardener's dream backyard featuring a lovely patio and beautifully landscaped outdoor space, perfect for relaxing or entertaining. Ideally located close to downtown, shopping, and transit, this home offers charm and convenience. (id:6769)

Primary Bedroom 3.35 m X 3.1 m

Bedroom 3 3.2 m X 2.95 m

Bedroom 2 3.2 m X 2.95 m

Listing Presented By:



Originally Listed by:  
Linc Realty Advisors Inc



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
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.