



## Edmonton Alberta

\$399,800

Welcome to this fantastic bungalow located in the desirable High Park! Situated on a massive 50 x 147 ft lot, this home offers exceptional value w a double oversized detached garage & extended driveway that can park up to 4 additional vehicles, perfect for families, investors or future development potential. Step inside to a bright & inviting main floor offers a spacious living room filled with natural light, along with a cozy dining area. The kitchen is generously sized with white-color cabinetry & ample storage space. 2 sizable bedrooms & a 4 pc bathroom. A separate rear entrance leads to the fully finished basement, c/w 2 additional bedrooms, a large family room, a 3 pc bathrm, laundry rm & plenty of storage space. Recent upgrades: Shingle (2015)/furnace(2009)/WHT(2023)/painting, bedroom & hallway floorings(2024)/bsmt stand shower (2026)/garage opener (2025)/newer windows. Easy access to transit, schools, parks, shopping & all amenities. Don't miss this great opportunity! (id:6769)

Family room 5.72 m X 4.77 m

Bedroom 3 4.09 m X 3.26 m

Bedroom 4 3.25 m X 2.96 m

Laundry room 5.26 m X 2.21 m

Storage 1.75 m X 1.45 m

Storage 1.33 m X 1.21 m

Living room 5.32 m X 3.38 m

Dining room 3.38 m X 2.97 m

Kitchen 3.11 m X 2.98 m

Primary Bedroom 3.98 m X 3.11 m

Bedroom 2 3.62 m X 2.86 m

Mud room 1.05 m X 0.94 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.wendylam.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.