



## Edmonton Alberta

\$499,900

Impeccably maintained 1952 bungalow in Westmount offering over 1,600 sq ft of finished living space on a 6,724 sq ft lot. The home holds the details that define its era—arched openings, decorative ceilings, and character that has been intentionally preserved. Major updates are complete, including flooring, lighting, paint, roof, furnace, hot water tank, electrical, plumbing, and bathrooms. Two bedrooms on the main floor with bright living and dining spaces, a functional kitchen, pantry, and full bath. The lower level adds two more bedrooms, a large rec room, laundry, and a half bath, with a separate entrance for future flexibility. West-facing backyard with mature trees creating full summer privacy, a fire pit, and new cedar fencing. Detached garage with covered carport and rear lane access. Set in Westmount, on a quiet treelined street, steps to everything one could ever want. (id:6769)

Family room 5.8 m X 3.52 m  
Bedroom 3 3.48 m X 3.41 m  
Bedroom 4 3.58 m X 3.54 m  
Living room 3.87 m X 4.92 m

Dining room 2 m X 2.75 m  
Kitchen 2.78 m X 2.56 m  
Primary Bedroom 3.41 m X 3.86 m  
Bedroom 2 2.81 m X 3.7 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<https://www.iconicyeg.com/>



**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.