



## Edmonton Alberta

\$474,900

Westmount Gem! 1927 Bungalow with 1060 sf, 4 Season Enclosed Porch, Fully Fin. Basement, Double Det. Garage & Huge 50'x150' Lot. Offering 2 Beds on the Main Floor & Den on the Lower Level (could be converted to a 3rd bedroom) & 2 Full Baths. Featuring Original Hardwood Flooring, Shiplap, Trim & Crown Moldings throughout the Main Floor. Living Room Accented w/Decorative Hearth & Built-In Book Shelves, Large Dining Room w/Lots of Windows, Updated Kitchen w/Marble Counters & SS Appliances, Two Good Sized Bedrooms w/Deep Closets & Updated 3pc Bathroom. The Basement is Fully Finished w/Hardwood Flooring, Wet Bar, Family Room, Den/Flex Rm, Modern 4pc Bath, Huge Walk-In Closet & Laundry Station. Fully Fenced & Landscaped w/Aggregate Walkway, Paver Patio, Firepit & Planters. Notable Upgrades Over the Years; Doors, Vinyl Windows, Garage OH Door, Electrical, Water Lines, Ducts, Sewer & Watermain, Backwater Valve, Attic Insulation. A Vibrant Family Community w/Shops, Dining, Theatre, Dog Park, Westmount has it ALL! (id:6769)

Family room 12'10" x 17'

Bedroom 3 10'9" x 17'

Utility room 5'6" x 6'7"

Living room 11'9" x 22'7"

Dining room 11'9" x 12'2"

Kitchen 9'10" x 8'3"

Primary Bedroom 13'2" x 9'

Bedroom 2 8'9" x 11'3"

Sunroom 13'5" x 7'

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<http://bradpipella.com/>



**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.