



## Edmonton Alberta

\$550,000

Mid-Century Charm in LENDRUM! This classic bungalow showcases vaulted cedar open-beam ceilings, rich woodwork, and a striking Tyndall stone fireplace that creates a warm focal point in the living space. The main floor offers a spacious living room, 3 bright bedrooms, an updated kitchen, and gleaming hardwood floors. Many triple-pane windows (2014) flood the home with natural light, while the newer roof (2018) adds peace of mind. The fully finished basement expands your lifestyle with a large rec room, play room, bedroom, 3-piece bath, and laundry. Outdoors, enjoy a large deck, covered patio with outdoor fireplace, & private yard. Parking is exceptional with both a single attached garage and an oversized rear single detached garage. Incredible Lendrum location directly across from the school, steps to parks, shopping, and the vibrant community league, with Southgate Centre, LRT, and quick access to the University of Alberta all just minutes away. A rare opportunity in Lendrum - Don't miss it! (id:6769)

Bedroom 4 5.12 m X 2.64 m

Laundry room 5.19 m X 4.38 m

Playroom 5.34 m X 3.81 m

Recreation room 6.88 m X 3.93 m

Utility room 0.76 m X 0.64 m

Living room 5.3 m X 4.08 m

Dining room 2.93 m X 2.79 m

Kitchen 4.52 m X 3.19 m

Primary Bedroom 3.73 m X 3.33 m

Bedroom 2 3.84 m X 3.7 m

Bedroom 3 3.69 m X 2.46 m

Listing Presented By:



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