



## Edmonton Alberta

\$589,900

Welcome to this well-maintained and beautifully updated bungalow in sought-after Lendrum Place! Offering over 1,200 sq. ft. plus a fully finished basement, this home features 4 bedrooms, 3 bathrooms, and sits on a generous 55' x 120' lot with excellent future infill potential. Recent updates include newer vinyl casement windows, roof (2021), high-efficiency furnace, newer appliances, and brand-new dual-mode light fixtures (July 2026). The bright main floor offers a spacious living room with bay window, formal dining room, eat-in kitchen overlooking the landscaped backyard, 3 bedrooms, a 4-piece bath, and a 2-piece ensuite in the primary bedroom. The basement, with a separate rear entrance, includes a large rec room, 4th bedroom, 3-piece bath, storage, and offers future suite potential (subject to approval). Heated, insulated double detached garage. K-6 & 7-9 schools are conveniently located within the community. Walking distance to the LRT, U of A South Campus, parks, Southgate shopping centre, and more! (id:6769)

Family room 5.05 m X 11.6 m

Bedroom 4 3.55 m X 3.79 m

Storage 1.82 m X 3.61 m

Utility room 2.99 m X 4.62 m

Living room 4.13 m X 5.68 m

Dining room 2.42 m X 3.07 m

Kitchen 3.67 m X 4.53 m

Primary Bedroom 3.94 m X 4.41 m

Bedroom 2 2.75 m X 4.3 m

Bedroom 3 2.72 m X 3.22 m

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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