



## Edmonton Alberta

\$350,000

Welcome to this charming raised bungalow located in the centrally located Bellevue community. This home features three spacious bedrooms above grade and a fully finished basement that includes a second kitchen, two additional bedrooms, and a convenient storage room. It has newer vinyl windows, a new furnace (2025), a new hot water tank (2024) and enhanced attic insulation (2026) for improved efficiency. Step outside to your private rear deck, perfect for entertaining or relaxing in the sun. The oversized detached double garage provides ample parking and storage space. With great access to the Capilano Freeway and Yellowhead Trail, commuting is a breeze. Plus, you'll find the scenic river valley and downtown core just a short ride away. Don't miss out on this fantastic opportunity to own a well-equipped family home in a great location! (id:6769)

Family room 3.62 m X 3.56 m

Den 3.33 m X 4.36 m

Bedroom 4 3.44 m X 4.12 m

Bedroom 5 3.44 m X 3.41 m

Laundry room 2.72 m X 3.56 m

Living room 3.88 m X 4.1 m

Dining room 3.88 m X 3.04 m

Kitchen 3.88 m X 3.5 m

Primary Bedroom 3.7 m X 4.4 m

Bedroom 2 2.61 m X 3.02 m

Bedroom 3 3.7 m X 3.07 m

Listing Presented By:



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