



## Edmonton Alberta

\$419,000

Solid Woodcroft bungalow on a mature, tree-lined street in one of Edmonton's most central neighbourhoods. Bright living room with original hardwood floors and warm wood feature wall, flowing into a renovated kitchen with white cabinetry, butcher block counters, farmhouse sink, tile backsplash, stainless steel appliances, pantry, and sit-up island. Two bedrooms and a full bath complete the main floor. The fully finished lower level offers a large bedroom, 3-piece bath, family room, and generous rec room with space for a home office. Major updates include new shingles on the house and garage, new eavestroughs, a high-efficiency furnace (late 2023), and a brand new deck overlooking a large, fully fenced backyard with an apple tree and fire pit. The oversized heated double garage is a rare find in this area. Walk to Telus World of Science, the new Coronation Sports and Rec Centre with velodrome, Westmount Mall, and transit. A short 10 to 15 minute drive to downtown or the University of Alberta. (id:6769)

Bedroom 3 Measurements not available  
Family room Measurements not available  
Living room Measurements not available  
Dining room Measurements not available

Kitchen Measurements not available  
Primary Bedroom Measurements not available  
Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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