



## Edmonton Alberta

\$459,000

Welcome to this fabulous bungalow situated in the desirable community of Caernarvon! Features 3 bedrooms, 2.1 bathrooms, living room, kitchen & a double garage. Main floor greets you with open concept living room with nice laminate floorings throughout, large & bright window adjacent to dining area with patio doors to deck & fenced yard. Spacious kitchen comes with newer kitchen cabinets, center kitchen island & pantry. Three sizable bedrooms with laminate floorings & a 4pc bathroom. Basement comes with laundry room, a 1pc bath & utility room. Upgrades during years (within 7 yrs): furnace/HWT/all floorings/kitchen cabinets/kitchen counter top/doors/ bathrooms/custom closets, etc. Carpet free home. Back door deck to large yard & back lane to a doubled detached garage. Walking distance to 2 schools. Easy access to public transportation, school, park, shopping centre & all amenities! Quick possession available. Perfect for live in or investment. Come check this out and make this house YOURS! (id:6769)

Utility room Measurements not available

Living room 5.32 m X 3.8 m

Dining room 2.67 m X 2.47 m

Kitchen 3.47 m X 2.73 m

Primary Bedroom 3.8 m X 3.05 m

Bedroom 2 3.05 m X 2.74 m

Bedroom 3 3.08 m X 2.42 m

Mud room 1.72 m X 1.07 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.wendylam.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)