



## Edmonton Alberta

\$359,710

Located just minutes off the Yellowhead, this 1,170 sq ft bungalow offers 4 bedrooms plus a den in the basement. The bright living room is filled with natural light and flows into a tucked-in U-shaped kitchen, including a Bosch dishwasher, and an adjoining dining area. The main floor is complete with a spacious primary bedroom, two additional bedrooms, and convenient main-floor laundry. The fully finished basement provides suite potential with existing cabinets and a sink, along with a large bedroom, a den, and a 3-piece bathroom. The garage has been extended for extra space and is accessible from the alley. Outside, enjoy a good-sized backyard—perfect for relaxing or entertaining. Exterior siding, doors, windows, and roof insulation have been updated and evaluated by EnerGuide. Located in a historic, mature neighbourhood with quick city access to amenities, nearby schools, and playgrounds.. (id:6769)

Den Measurements not available

Bedroom 4 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

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.