



## Edmonton Alberta

\$464,900

Welcome to this charming bungalow on a quiet, tree-lined street in the heart of Dovercourt! This 3+1 bedroom home features a 4-pc ensuite, large windows that flood the space with natural light, and stylish touches like wainscoting and a barn door. One main floor bedroom is currently a dream wardrobe! The basement offers excellent suite potential with a separate side entrance, a bedroom (non-egress window), 4 pc ensuite, rec area, and rough-ins ready for your vision. Step outside to a sunny, west-facing backyard with updated landscaping, new fencing and plenty of space for summer entertaining. The oversized 28x24 double garage is a dream for hobbyists and tradespeople alike. Loaded with 240V power, a heater, and a brand new opener. Peace of mind comes built-in: spray foam attic insulation, a 2023 hot water tank, 2021 A/C and proper regrading to protect the foundation. Three electrical panels including a spacious sub-panel gives you room to grow. The big ticket items are done, just move in! (id:6769)

Bedroom 3 3.28 m X 3.24 m

Recreation room 3.62 m X 7.06 m

Living room 3.46 m X 6.77 m

Kitchen 4.21 m X 4.27 m

Primary Bedroom 3.44 m X 3.21 m

Bedroom 2 2.97 m X 2.67 m

Bedroom 4 2.97 m X 3.18 m

Listing Presented By:



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