



## St. Albert Alberta

\$434,900

**BIG BEAUTIFUL BUNGALOW.** All you need to do is invest in cosmetic upgrades. ORIGINAL OWNER. This former 1400+ showhome boasts a HIGH EFFICIENT FURNACE (2022), HOT WATER TANK (2019), NEWER TRIPLE PANE WINDOWS within the last five years. THREE BEDROOMS UP with a potential for three more in the basement IF you add egress windows. THREE FULL BATHS including a 3-piece ensuite. Nearly 2700 SQUARE FEET OF TOTAL LIVING SPACE! SINGLE ATTACHED GARAGE with driveways on both sides of the house. Potential for a mother-in-law suite in the basement. The shingles are newer (no date available but likely within the last ten years). LOT SIZE IS 64' X 110' and the backyard is supersized. THE KITCHEN WAS RENOVATED IN THE MID 1990s. The house is literally just around the corner from EVERY kind of shopping/grocery outlets and restaurants. A lovely family community. ADDED BONUS: A VERY SHORT DRIVE TO THE ANTHONY HENDAY freeway. EASY ACCESS to Edmonton. (id:6769)

**Bedroom 4** 3.77 m X 2.74 m

**Bedroom 5** 3.79 m X 2.89 m

**Bedroom 6** 3.37 m X 2.85 m

**Recreation room** 6.92 m X 7.28 m

**Laundry room** 2.36 m X 3.03 m

**Storage** 1.01 m X 2.73 m

**Living room** 7.04 m X 4.03 m

**Dining room** 2.73 m X 3.7 m

**Kitchen** 3.49 m X 3.65 m

**Primary Bedroom** 3.63 m X 3.79 m

**Bedroom 2** 2.96 m X 2.47 m

**Bedroom 3** 3.98 m X 2.76 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

**Ahmad Sai**  
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**RE/MAX River City**

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