



## Edmonton Alberta

\$369,900

Bungalow with FULLY FINISHED basement. OVERSIZED HEATED double garage, tons of parking. Backyard gated with vinyl fencing, fire-pit, freshly painted deck, shed (ideal for wood storage). Bench outside back door has storage. Deck has patio doors to dine-in kitchen. Fridge (3 years old) is set up for water dispenser behind it. New windows (2022) upstairs, downstairs & patio. Windows on West side have tint to reduce heat in Summer. Furnace is mid-efficiency & professionally cleaned prior to list. Textured ceiling - no popcorn. Front living room: brick fireplace, floor to ceiling windows, cork flooring. Laminate floors in kitchen & beds. Basement fully finished w/1 bedroom that has new "win-door", den, 4 piece bath, rec room, laundry room w/sink. Storage under the stairs. 2024 taxes: \$2,970.74: Lot size 565.13 sq m/1,027 sq ft. Area between kitchen & living room can be completely opened up - those walls aren't structural. Tubs and sinks were reglazed on June 15. (id:6769)

Bedroom 4 2.4 x 3.8

Recreation room 9.7 x 4.5

Laundry room 2.9 x 3.4

Utility room 1.6 x 2.9

Living room 3.2 x 3.5

Dining room 3.0 x 2.0

Kitchen 3.0 x 3.1

Primary Bedroom 3.2 x 4.4

Bedroom 2 3.2 x 2.9

Bedroom 3 2.1 x 3.6

Mud room 2.1 x 1.0

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://sarahkeats.remax.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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