



## Edmonton Alberta

\$364,900

This well cared for, solid bungalow in the Athlone family community offers excellent curb appeal and a long list of important maintenance updates already completed for you. Athlone is known as one of Edmonton's most affordable and welcoming neighbourhoods, with easy access to schools, parks, shopping, transit, and the popular community amenities that make it ideal for first time buyers. The home features hardwood in good condition throughout much of the main floor, along with a bright kitchen and a sunny west facing dining bay that overlooks a mature yard on a generous fifty by one hundred twenty four foot lot complete with an apple tree, deck, and an impressive oversized twenty four by twenty four foot double garage with a large concrete parking pad. Significant improvements over the years include a Lennox high efficiency furnace, upgraded attic insulation, a newer hot water tank, exterior vinyl siding on the front, a replaced sewer line, a new one hundred amp electrical panel, updated shingles and more! (id:6769)

Family room 3.92 m X 6.5 m

Den 3.91 m X 4.45 m

Storage 2.87 m X 1.58 m

Living room 4.93 m X 4.18 m

Dining room 3.2 m X 2.55 m

Kitchen 2.65 m X 5.25 m

Primary Bedroom 3.87 m X 3.13 m

Bedroom 2 3.71 m X 2.49 m

Bedroom 3 3.87 m X 2.47 m

Laundry room 3.28 m X 2.6 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://samireland.edmontonhomesforsaleremaxrivercity.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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