



## Edmonton Alberta

\$444,900

This well-maintained upgraded home is an excellent opportunity and ideal for first-time home buyers. Fully developed bungalow offers over 1900 sq. ft. of living space and features a SEPARATE ENTRANCE, leading to an in-law-suite with shared laundry. The main level includes new vinyl plank throughout, three generous bedrooms, & a 5-piece bathroom. The upgraded kitchen is impressive - ample cupboards, granite, stainless steel appliances, pantry - offering an open layout perfect for entertaining. The fully developed basement adds even more value, complete with a SECOND KITCHEN, LIVING ROOM, 2 additional bedrooms & a four-piece bath. Potential income an added bonus! New water tank, newer kitchen, & shingles are just a few features to mention. Large landscaped & fully fenced backyard includes a patio area and double detached garage, plus ample additional parking. Plenty of room for RV parking! This property is conveniently located close to schools, shopping, & all essential amenities (id:6769)

Bedroom 4 3.22 m X 3.63 m

Bedroom 5 2.84 m X 3.78 m

Second Kitchen 2.75 m X 2.14 m

Laundry room 3.73 m X 2.14 m

Living room 3.82 m X 3.97 m

Dining room 2.45 m X 2.9 m

Kitchen 3.68 m X 2.89 m

Primary Bedroom 3.63 m X 3.06 m

Bedroom 2 3.82 m X 1.94 m

Bedroom 3 2.9 m X 3.18 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.luciarealty.com/>



**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.