



## Edmonton Alberta

\$545,000

RARE 3+1 Dunvegan Bungalow, 2nd Kitchen! BACKING a School yard, the location & curb appeal are OUTSTANDING. Enjoy morning coffee on your FRONT VERANDA. Inside, you have options; go right to enter the DOUBLE ATTACHED, finished HEATED GARAGE, down the hall is the main floor LAUNDRY ROOM. Opposite the hallway is the Primary w/a VAULTED CEILING & view out onto the veranda w/ a walk-in closet & FULL ENSUITE. Two more bedrooms & a full bath services the kids! Eat in the large, ISLAND KITCHEN w/ exotic GRANITE counters & back splash, & upgraded Maytag STAINLESS appliances. A sizeable dining room leads to a COMPOSITE DECK, beautiful mature LANDSCAPED YARD w/ chain linked fence & SHED. Entertain in BRIGHT living room w/ STACKED SLATE finished gas fp to keep you cozy. BASE-MINT! Finished w/ a huge bedroom w/ walk-in closet, 3 piece bath, enormous STORAGE room, family room w/ another corner GAS FIREPLACE, hidden storage area & a SECOND kitchen. Other upgrades INCLUDE furnace, H2O, A/C, shingles & more! (id:6769)

Family room 4.85 m X 6.15 m

Bedroom 4 3.78 m X 4.76 m

Second Kitchen 4.705.07

Storage 4.88 m X 3.63 m

Living room 6.02 m X 4.03 m

Kitchen 4.14 m X 6.4 m

Primary Bedroom 3.98 m X 3.88 m

Bedroom 2 3.12 m X 2.81 m

Bedroom 3 3.27 m X 2.87 m

Laundry room 2.43 m X 1.84 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net