



## Edmonton Alberta

\$409,000

Welcome to 13231-74st. Charming well maintained home in the quiet family friendly community of Delwood. Large classic Bungalow features 4 bedrooms 2 bathrooms. Bright and spacious with large windows and ample natural light into the living room and dining room. Main level features 3 bedrooms and a 4 pce bath, downstairs has a huge rec room c/w corner fireplace a large 4th bedroom and a 3pce bath, as well as a good size laundry room and storage area. Home is complimented by a large 594 sq mtr lot. Also a well maintained fully fenced private yard, 24 x 22 double detached garage with alley access. As you relax in the living room your view is the park of an Elementary school, perfect for the growing family. Close to Schools, public transportation, shopping and other ammenitiies. Furnace and hot water tank upgraded in 2021 (id:6769)

Family room 5.33 m X 11 m

Bedroom 4 3.04 m X 31.2 m

Living room 3.72 m X 5.28 m

Dining room 4.24 m X 2.42 m

Kitchen 3.7 m X 2.55 m

Primary Bedroom 3.09 m X 3.92 m

Bedroom 2 2.5 m X 3.61 m

Bedroom 3 3.71 m X 2.54 m

Listing Presented By:



Originally Listed by:  
Logic Realty

<http://www.oznashman.ca/>



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