



## Edmonton Alberta

\$409,000

Welcome to this charming 3-bedroom bungalow in the quiet, family-friendly community of Wellington, ideally located across from Wellington Park & just minutes to Skyview Centre shopping, restaurants, and entertainment. The bright, open-concept main floor has been tastefully updated with modern LVP flooring, refreshed kitchen cabinetry, & updated 3-pc bathroom, creating a warm and functional living space perfect for everyday living/entertaining. Enjoy a large fenced lot with gated back alley access & double detached garage with plenty of room for parking, storage, gardening, or summer gatherings. The basement offers excellent flexibility & future potential, featuring a spacious rec/family room plus two additional finished rooms ideal for a home office, gym, or hobby space. Unfinished section provides ample storage and laundry space, along with opportunity to further customize & add value over time, including an existing shower & rough-in for a future 3pc bathroom. Some photos have been digitally staged. (id:6769)

Family room 4.27 m X 3.84 m

Other 2.41 m X 3.86 m

Other 4.04 m X 3.89 m

Living room 4.52 m X 5.48 m

Dining room Measurements not available

Kitchen 2.64 m X 6.2 m

Primary Bedroom 3.12 m X 3.84 m

Bedroom 2 2.49 m X 3.12 m

Bedroom 3 3.71 m X 2.49 m

Listing Presented By:



Originally Listed by:  
Exp Realty

<https://www.amyschmidtsells.com/>



**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.