



## Edmonton Alberta

\$444,500

This charming bungalow in the desirable Wellington community shows true pride of ownership. This well-maintained, detached single-family home features a total of five bedrooms and two full baths. The main floor offers three bedrooms, one of which is perfectly situated for use as a home office. The fully finished basement includes two additional bedrooms--one specifically designed to be soundproof--and a second bathroom. Significant mechanical upgrades provide peace of mind, including a furnace and hot water tank approximately 9 years old, and central air conditioning installed about 3 years ago. The exterior is just as impressive, featuring a pie-shaped lot with professional landscaping by a master gardener, complete with a gazebo and front porch. Car enthusiasts or hobbyists will love the heated double detached garage, which includes an attached workshop for extra storage. Located near schools, parks, and shopping with easy public transit access. (id:6769)

Bedroom 4 12'7" x 10'

Bedroom 5 13'3" x 9'1"

Living room 13'6" x 17'10"

Dining room 7'11" x 9'6"

Kitchen 11'6" x 13'1"

Primary Bedroom 13'7" x 10'9"

Bedroom 2 11'5" x 10'

Bedroom 3 11'2" x 10'2"

Listing Presented By:



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