



## Edmonton Alberta

\$299,900

A rare opportunity to own a charming bungalow nestled on a tranquil street in the desirable Kensington neighborhood. Within mere steps, you'll find yourself near an elementary school, park, and skating rinks, offering convenience and recreation at your doorstep. Boasting 1060 square feet, this bungalow features modern amenities including a newer HWT, eavestroughing, and upgraded 100 amp electrical service. The kitchen showcases full-height cabinets, ideal for culinary enthusiasts, along with ample storage space. The interior was tastefully updated in 2008, including windows and exterior door replacement, while attic insulation has been upgraded for energy efficiency. Three well-proportioned bedrooms grace the main level, offering comfort and privacy. The fully finished basement impresses with a spacious rec room suitable for entertaining, gaming, and relaxation, complemented by a fourth bedroom and office area for added versatility. Outside, a generous backyard awaits, providing ample space for family act (id:6769)

Family room 6.74 m X 3.98 m

Den 3.358 m X 2.12 m

Bedroom 4 3.98 m X 3.7 m

Utility room 3.35 m X 2.58 m

Living room 5.95 m X 3.99 m

Dining room 3.85 m X 2.86 m

Kitchen 4.13 m X 2.69 m

Primary Bedroom 3.82 m X 3.29 m

Bedroom 2 3.3 m X 2.74 m

Bedroom 3 3.82 m X 2.59 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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

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17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

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