



## Edmonton Alberta

\$385,000

Rosslyn Bungalow siding a PARK! PRIVACY w/shade trees out front, w/a lovely FRONT DECK for morning coffee or an evening chat; you'll feel like your in nature! The outside has nice curb appeal w/vinyl siding & mostly upgraded vinyl windows. Inside is warm & INVITING w/ HARDWOOD floors in the BRIGHT, living & dining room. An UPGRADED kitchen pleases w/ GRANITE counters, tiled back splash, pot lighting, & tons of lighter wood cabinets. 3 bedrooms are FAMILY FRIENDLY! A newer, exceptional bathroom features MODERN tiled floors, white vanity, curved SAOKER TUB w/shower & a new commode. Enjoy the UPGRADED basement, it has WIDE PLANK hard surface flooring, a newer corner GAS FIREPLACE to keep you cozy, a HUGE rec-room, perfect for movie nights & an ample bedroom. There's more! Another newer 3 piece bathroom has stunning TILE floors, a modern vanity, commode, & a CUSTOM TILED SHOWER w/a bench & glassed wall. Rear yard has an UPGRADE DECK w/pergola & bench seating. Park in the single detached GARAGE. See it TODAY!

(id:6769)

Bedroom 4 3.11 m X 3.68 m

Utility room 2.9 m X 3.56 m

Laundry room 1.81 m X 2.39 m

Recreation room 8.39 m X 7.4 m

Living room 5.12 m X 4.11 m

Dining room 2.8 m X 2.36 m

Kitchen 4.06 m X 3.51 m

Primary Bedroom 3.3 m X 4.1 m

Bedroom 2 3.28 m X 3.52 m

Bedroom 3 2.64 m X 3.05 m

Listing Presented By:



Originally Listed by:  
REMAX 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

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.