



## Edmonton Alberta

\$825,000

1991 SQFT Mid Century Modern Bungalow on a 10090 SQFT corner lot. Classic design with vaulted ceiling and wood beams. 4 Bedrooms + den and 3 full baths. The fully finished lower level has an additional two bedrooms, a full bath, a huge recreation room, a workroom with walk-in closet and additional storage. Huge outside space perfect for entertaining and family gatherings. Conveniently located close to the K-9 French Immersion school, playground, spray park, community hall and the river valley ravine. QUICK COMMUTE to Downtown, University of Alberta and all major hospitals. NOTABLES: Vinyl Plank (2018), Kitchen with Quartz countertops (2017), Electrical panel (2017), In-floor heat in main bath, Natural light from Solatube skylights x2, Dual gas hook-up outside. Welcome home to Laurier Heights where life-long friends are made. (id:6769)

Bedroom 5 3.34 m X 4.24 m

Bedroom 6 3.37 m X 4.25 m

Recreation room 16.09 m X 4.81 m

Workshop 4.28 m X 3.46 m

Living room 5.07 m X 6.21 m

Dining room 3.35 m X 3.07 m

Kitchen 3.15 m X 3.4 m

Den 4.55 m X 5.05 m

Primary Bedroom 2.92 m X 5.1 m

Bedroom 2 4.05 m X 4.43 m

Bedroom 3 3.33 m X 3.27 m

Bedroom 4 3.09 m X 3.26 m

Breakfast 2.22 m X 4.23 m

Laundry room 2.51 m X 1.55 m

Listing Presented By:



Originally Listed by:  
YEGPro Realty

**RE/MAX ELITE**

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

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