



## Edmonton Alberta

\$449,900

Welcome to this Pinterest-worthy bungalow in the heart of Kildare, where thoughtful design, beautiful decor & a warm, inviting feel make this home truly stand out. The main floor offers a bright & spacious living room, stylish kitchen with adjoining dining area, a generous primary bedroom, additional bedroom, full 4pc bath & a versatile office perfect for working from home or creating a cozy flex space. Downstairs adds incredible flexibility with a second kitchen, dining area, rec room, 2 additional bedrooms, full bathroom & plenty of storage, offering fantastic space for a growing family, guests or extended family. Outside, you'll find a spacious detached garage with plenty of room for parking, storage & hobbies, along with additional outdoor space to relax & enjoy. Located close to schools, parks, public transit & everyday shopping, with quick access to Londonderry Mall & nearby recreation, this beautifully styled home combines character, function & convenience in one exceptional package. (id:6769)

Bedroom 3 3.3 m X 3.56 m  
Bedroom 4 3.91 m X 2.69 m  
Second Kitchen 3.27 m X 3.49 m  
Recreation room 3.27 m X 3.8 m  
Laundry room 3.99 m X 3.61 m  
Utility room 1.16 m X 1.25 m

Living room 3.79 m X 5.36 m  
Dining room 3.77 m X 2.77 m  
Kitchen 3.77 m X 2.7 m  
Den 2.46 m X 3.55 m  
Primary Bedroom 3.37 m X 4.62 m  
Bedroom 2 2.49 m X 3.54 m

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.michaelwaddell.ca/>



**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.