



## Edmonton Alberta

\$399,900

First time on the market! Lovingly maintained by the original owner, this charming Caernarvon bungalow is ready to welcome its next chapter. Featuring 1215 sqft, 3 bedrooms & 1.5 bathrooms, incld rare ensuite. Large vinyl windows, replaced in 2006, fill the home with natural light & create a bright, inviting atmosphere throughout. Spacious living room is anchored by cozy corner wood-burning fireplace & flows into the dining area & large kitchen, complete w/ loads of cabinetry & sink overlooking the backyard. Downstairs, the basement is ready for your vision. Create the ultimate recreation space, add additional bedrooms & living areas, or design the basement you've always wanted. The possibilities are endless. Outside, you'll find an oversized HEATED double detached garage (22'1 x 21'4), RV parking & yard w/ plenty of room to enjoy. Ideally located just steps from parks, schools, shopping, amenities, and major commuter routes, this is a fantastic opportunity to put down roots in an established community. (id:6769)

Den 11'11 x 8'8

Storage 12'1 x 12'8

Living room 12'2 x 21'8

Dining room 9'3 x 8'11

Kitchen 12'10 x 15'8

Primary Bedroom 11'8 x 12'10

Bedroom 2 8'6 x 12'10

Bedroom 3 8'11 x 9'6

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://livarealestategroup.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.