

## Edmonton Alberta

\$419,900

Charming 1,162 sq. ft. family bungalow on a huge lot in a mature, family-friendly neighbourhood. The main floor features 3 bedrooms, a full bath, and a bright, welcoming kitchen with ample cabinetry and newer windows, perfect for family meals and gatherings. The fully finished basement offers a spacious family room with a cozy wood-burning fireplace, an additional bedroom, a full bath, and a laundry room--ideal for kids, guests, or a home office. Recent updates include a newer roof, newer furnace, hot water tank, and stucco exterior. Enjoy outdoor living with a massive backyard deck, plus a double oversized detached garage, large driveway, and plenty of yard space for play and entertaining. Conveniently located close to schools, parks, and all amenities. (id:6769)

Bedroom 4 3.9 m X 3.3 m Living room 3.71 m X 5.6 m Dining room 3.27 m X 2.94 m Kitchen 4.53 m X 3.5 m **Primary Bedroom** 3.04 m X 4.56 m **Bedroom 2** 2.44 m X 3.52 m **Bedroom 3** 3.34 m X 3.53 m Listing Presented By:



Originally Listed by: The E Group Real Estate



**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.