



## Edmonton Alberta

\$398,000

Nestled in the family-friendly community of Kilkenny, this well-cared-for bungalow offers over 2,200 sq ft of living space and a Large Double Garage with room for RV Parking. A bright, spacious entry opens to a large living room with a beautiful picture window--perfect for family time. The island kitchen features crisp white cabinetry, pantry, desk area, stainless steel appliances, and a generous dining space leading to a large recently refinished Composite Deck with Aluminum Railing. Two nicely sized bedrooms sit near the 4-pc bath with deep soaker tub, while the king-sized primary includes its own 2-pc ensuite. The finished basement adds a 4th bedroom, 3-pc bath, huge rec room, and tiled laundry utility room. Recent upgrades include shingles on the home, garage, and shed, plus triple-pane windows and a brand new this year high-efficiency furnace. All just blocks from a diverse assortment of schools plus many parks, and Londonderry Fitness & Leisure Centre. (id:6769)

Bedroom 4 4.1 m X 3.95 m  
Recreation room 9.85 m X 4.2 m  
Utility room 4.74 m X 4.01 m  
Storage Measurements not available  
Living room 5.1 m X 3.94 m

Dining room 2.48 m X 3.94 m  
Kitchen 3 m X 3.94 m  
Primary Bedroom 3.18 m X 3.94 m  
Bedroom 2 3.2 m X 3.51 m  
Bedroom 3 2.85 m X 3.51 m

Listing Presented By:



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