



## Edmonton Alberta

\$474,900

Outstanding home on a very large 731 m<sup>2</sup> lot. This three bedroom bungalow with finish basement is in an excellent condition and very clean. A classic floor plan that emphasizes useable space and family living. The owner has continually made upgrades over the years, including, new 35 year shingles in 2011, new energy efficient vinyl windows in 2009. Basement redone in the mid 1990s at the same time as the bathrooms and kitchen. Upgraded attic insulation in 2004, new hot water tank in 2016, new high-efficiency furnace in 2019. Newer flooring in kitchen, bathroom and hallway in 2016. The oversized 22x24 detached garage is finished with newer man door in 2025 and new overhead door in 2018. (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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Royal LePage Arteam Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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