



## Edmonton Alberta

\$460,000

Charming Lynnwood bungalow offering over 1,100 sq ft of beautifully updated living space! The main level features 3 bedrooms, a spacious living room anchored by a cozy brick wood-burning fireplace, gorgeous hardwood floors, the kitchen is finished with stainless steel appliances, and vinyl windows throughout. The fully developed basement adds even more flexibility with a 4th bedroom, office/den, family room, ample storage, and a large wet bar complete with a full-size fridge—perfect for entertaining. Outside, enjoy a fully landscaped backyard, a double detached garage, plus impressive curb appeal that welcomes you home. Major updates include new A/C and furnace (2025), hot water tank (2023), refrigerator, washer/dryer, and garage door/opener and man door—offering peace of mind for years to come. A fantastic blend of character, space, and modern updates in a sought-after location! Steps away from a new playground, river valley trails, quick access to Whitemud, public transit, schools, and shopping nearby. (id:6769)

Family room 16'2 x 12'

Bedroom 4 13'6 x 15'6

Office 13' x 12'2

Living room 21'10 x 12'2

Dining room 8'2 x 9'11

Kitchen 13'8 x 12'4

Primary Bedroom 15'2 x 11'10

Bedroom 2 9'4 x 9'2

Bedroom 3 9'4 x 11'3

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<http://www.adamtwilson.com/>



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