



## Edmonton Alberta

\$619,500

Curb appeal that stands out and timeless architectural character - This expansive West-end bungalow exceptional. Featuring, soaring vaulted ceilings, exposed wood beams, and an open design that creates a warm, inviting atmosphere, filled with character and natural light. Offering 4 bedrooms, this thoughtfully designed home provides exceptional flexibility. The spacious kitchen and dining area flow effortlessly for everyday living or entertaining, while generous bedrooms offer comfort throughout. The lower level features a king-sized bedroom with a walk-in closet, a spa-inspired bathroom, and a spacious recreation area with an abundance of storage. Outside, the beautifully maintained perennial gardens surround a quiet, mature lot in a coveted park-facing location. Just minutes to the ravine trails, excellent schools, shopping, the LRT, and everyday amenities- with convenient access to both downtown and the university, this is a rare opportunity to own one of Lynnwood's most distinctive homes. (id:6769)

Primary Bedroom 13' x 14'3"

Recreation room 20'4" x 21"

Laundry room 9'3" x 6'4"

Living room 20'10" x 19'

Dining room 10'1" x 12'5"

Kitchen 14'3" x 9'6"

Bedroom 2 11'6" x 9'

Bedroom 3 13' x 9'1"

Bedroom 4 9'3" x 8'10"

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



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