



Edmonton Alberta

\$549,900

Location, Location, Best Bungalow Gorgeous Patricia Heights has 3-bedrms main floor, primary bedrm ensuite, a fully dev bsmt providing outstanding flexibility w second kitchen, 3-piece washroom, open family room-rec area, super laundry work craft area or possible 4 th bedroom option is ideal for teenagers, extended families. This Very Attractive Curb Appeal Bungalow has a crescent park in front & is only a 2 mniute walk to the elementary school. A large hobbyist Double Detached Garage is perfect for bicycles, etc & combined w this location promotes Exceptional Lifestyle ! Nestled on a quiet tree-lined street just minutes from the North Saskatchewan River Valley are walking & biking trails, parks, more schools, shopping, WEM, U of A, Whitemud Drive, & the future LRT is just a short walk. The bright elegant main floor flows nicely, large bay & bow windows, hardwood flr, effective kitchen design w glass door access deck, back yard... Live in one of Edmonton's most outstanding secure established neighbourhoods (id:6769)

Family room 6.47 m X 3.83 m

Second Kitchen 4 m X 2.75 m

Utility room 1.33 m X 1.74 m

Living room 5.85 m X 4.23 m

Dining room 3.43 m X 2.25 m

Kitchen 4.61 m X 2.93 m

Primary Bedroom 4.04 m X 3.17 m

Bedroom 2 2.73 m X 3.18 m

Bedroom 3 3.47 m X 2.43 m

Mud room 2.13 m X 1.5 m

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

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



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.