



Edmonton Alberta

\$475,000

Effortless Charm, Natural Light and a Neighbourhood experience that's second to none. This EXPANSIVE bungalow (over 1500 sq ft) in Patricia Heights welcomes you with STUNNING Vaulted Cedar Ceilings & a BRIGHT and Spacious Front Living Room. The CHARACTER continues in the large EAT-In Kitchen-abundance of cabinets and views of the MASSIVE, mature & very private Yard. A sunken dining room/den, paired with a second main floor living area, adds warmth and offers flexible living options. 3 Generous bedrooms and 4 piece bathroom are ideally positioned and tucked away from the main living areas. It's a great layout! The basement adds a large recreation room, a second bathroom & loads of storage space. A single attached garage (interior access) is a welcome bonus! What you'll especially appreciate is it's one of a kind LOCATION-Community Centered, just steps to the neighbourhood school and the river valley trail system, with easy access to amenities, the downtown core & U of A. Welcome Home! (id:6769)

Recreation room 13' x 25'6"

Storage 14'10" x 16'2"

Utility room 12'3" x 14'2"

Living room 14'8" x 20'6"

Dining room 11'9" x 9'5"

Kitchen 10'6" x 13'4"

Family room 15'4" x 16'4"

Primary Bedroom 11'2" x 11'11"

Bedroom 2 11'3" x 8'3"

Bedroom 3 11'3" x 11'

Listing Presented By:



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Royal LePage Noralta Real Estate



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