



## Edmonton Alberta

\$449,888

Step into this beautifully renovated raised bungalow that blends modern style, complete with a bright in law suite and separate side entrance, perfect for families, multi generational living, or savvy investors. The main floor features a sun filled living room with a large window, luxury vinyl plank flooring, three spacious bedrooms, a stylish 4 piece bath, private laundry, and a stunning kitchen with quartz countertops, backsplash, ceiling height cabinetry, and a premium Samsung appliance package. The lower level offers oversized windows, a full kitchen, generous living space, three bedrooms, separate laundry, and its own private entrance. Outside enjoy a fully fenced yard, private patio, double oversized garage, and a concrete RV parking pad. Upgrades include a high efficiency furnace, quick recovery hot water tank, and a brand new roof, all close to schools, parks, lakes, shopping, and quick Henday access. (id:6769)

Bedroom 4 3.52 m X 3.23 m

Bedroom 5 3.52 m X 4.1 m

Bedroom 6 3.35 m X 3.01 m

Second Kitchen 3.61 m X 2.12 m

Living room 3.74 m X 5.65 m

Dining room 3.57 m X 2.95 m

Kitchen 3.62 m X 2.46 m

Primary Bedroom 4.51 m X 3.6 m

Bedroom 2 2.68 m X 2.75 m

Bedroom 3 2.72 m X 4.67 m

Listing Presented By:



Originally Listed by:  
The Agency North Central Alberta

**Ahmad Sai**  
**RE/MAX** RIVER CITY 

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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