



Edmonton Alberta

\$469,900

A charming front veranda and all new landscaping welcome you to this beautifully updated bungalow, tucked on a quiet Fraser street just minutes from the river valley trails. Inside, 1,034 sq ft of main floor living unfolds across new vinyl plank flooring, with 3 bedrooms, a 4-pc bath and a kitchen finished with all new appliances. Heated bathroom floors, smart wiring, central A/C, instant hot water and a newer roof mean the big-ticket items are already handled. Downstairs, a huge 28' x 22' rec room anchors the fully finished basement, joined by a den, dedicated laundry and a full 3-pc bath. Out back, a large deck opens onto the yard and leads to the showpiece: a new 24' x 24' detached garage, insulated, heated and air conditioned, making it a true four-season workshop. All of it sits steps from Fraser Park and school, with Clareview Rec Centre, transit, shopping, Victoria Trail and Anthony Henday close at hand. (id:6769)

Den 4.17 m X 3.88 m

Living room 3.92 m X 5.52 m

Dining room 2.29 m X 2.07 m

Kitchen 3.94 m X 3.92 m

Primary Bedroom 3.94 m X 4.38 m

Bedroom 2 3.92 m X 2.46 m

Bedroom 3 2.88 m X 2.59 m

Listing Presented By:



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