



## Edmonton Alberta

\$324,900

This bungalow sits on a great-sized lot with a large backyard and a double attached garage. The main floor features a living room with a fireplace, plenty of natural light, and a dining area just across the way. The kitchen offers breakfast nook area, bright windows, and direct access to the backyard. Three good-sized bedrooms complete the main floor, including a primary bedroom with a 3-piece ensuite, plus a 4-piece main bathroom. The partially finished basement adds a fourth bedroom, 3-piece bathroom, massive recreation area and large storage and laundry room. Conveniently located close to schools, shopping, public transportation and everyday amenities. With a great lot, functional layout, and plenty of potential, this property is ready for its next owner to make it their own! (id:6769)

Bedroom 3 4.05 m X 3.24 m

Laundry room 2.88 m X 5 m

Recreation room 7.17 m X 9.57 m

Living room 3.95 m X 3.29 m

Dining room 3.17 m X 2.82 m

Kitchen 3.41 m X 3.64 m

Primary Bedroom 5.29 m X 4.49 m

Bedroom 2 2.68 m X 2.57 m

Bedroom 4 3.3 m X 3.58 m

Listing Presented By:



Originally Listed by:  
REMAX River City

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.