



## Devon Alberta

\$299,900

Saskatchewan Ave is a tree lined street that connects to the North Saskatchewan River valley on both ends. This is a cozy bungalow sits on a 60'x140' lot conveniently located near downtown and the river valley trail system. Entering the home you are greeted with warm hardwood flooring. The living room has a large picture window. The kitchen has been updated and features a cool faux brick feature wall, dual sink and a gas stove. The main floor is complete with 2 bedrooms and a full bathroom. The finished basement has a drycor subfloor with new laminate flooring. The family room has an electric fireplace with stone surround and wood mantle. There is also a dry bar making this space great for entertaining. You have an additional room and a large storage/laundry/utility room. Upgrades in recent years include: Shingles, upstairs windows, flooring, hot water tank and furnace. (id:6769)

Family room 9.43 m X 3 m

Den 3.21 m X 2.92 m

Living room 5 m X 3.26 m

Kitchen 3.17 m X 2.67 m

Primary Bedroom 4.76 m X 2.55 m

Bedroom 2 3.64 m X 3.15 m

Listing Presented By:



Originally Listed by:  
The Good Real Estate Company

<http://www.justingriffith.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

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