



## Edmonton Alberta

\$365,999

Welcome to this immaculate 1,110 sq ft bungalow in a quiet cul-de-sac, close to schools, shopping, transit, parks, and recreational facilities. This home features a large living room, formal dining area, and a spacious master bedroom with a 2-piece ensuite bath. The finished basement includes a massive rec room, a fourth bedroom with a walk-in closet and attached 3-piece bath, a fifth bedroom, and rough-ins for an additional bathroom. Additional amenities include a laundry room, abundant storage, and a separate entrance with suite potential. The property includes an oversized double garage. Recent updates: hot water tank (Dec 2019), attic insulation (2020), furnace (Feb 2023), and new roofing for the house and garage (July 2023). Ideal for families, this home is value-priced and within walking distance to an elementary school, public transit, shopping, restaurants, grocery stores, Rundle Park, and the River Valley's amenities (id:6769)

Bedroom 4 8'8" x 11'2"

Bedroom 5 20'4" x 14"

Living room 13'2" x 16"

Dining room 10'4" x 8'4"

Kitchen 14'2" x 14"

Primary Bedroom 13'8" x 10"

Bedroom 2 11'9" x 9'9"

Bedroom 3 11'9" x 9'2"

Listing Presented By:



Originally Listed by:  
Initia Real Estate



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