



## Edmonton Alberta

\$469,000

1460 SQFT ORIGINAL OWNER CUSTOM BUNGALOW W/ SEPARATE ENTRANCE TO A FULLY FINISHED BASEMENT. 23X25 FT GARAGE IN A QUIET LOCATION. THIS LOVELY OPEN BUNGALOW OFFERS A HUGE INCREDIBLE SUNROOM W/ PATIO DOORS TO A LARGE COVERED PATIO/DECK! BRIGHT OPEN SUNKEN LIVING ROOM, W/ SKY LIGHT. SPACIOUS KITCHEN, 3 BEDROOMS, 3 BATHS, 2 PCE ENSUITE OFF MASTER. 2 BEAUTIFUL BRICK FACING FIREPLACES. THE AWESOME 1044 + SQFT BASEMENT HAS AN ENORMOUS RECREATION ROOM W/ HUGE BAR. FIRE PLACE, DEN, AND TONS OF STORAGE. LOTS OF SPACE FOR ENTERTAINING OR CONVERT TO A BASEMENT SUITE! MANY UPGRADES INCLUDING TRIPLE PANE WINDOWS, SHINGLES, NEW CONCRETE DRIVEWAY, H2O TANK, NEW CARPET IN THE BASEMENT. GREAT CURB APPEAL WITH A STUCCO & BRICK EXTERIOR ON PERFECT MANICURED LANDSCAPING! LARGE BACK YARD WITH A SEPARATE POWERED BUILDING. ATTACHED HEATED DOUBLE OVERSIZED GARAGE. TONS OF PARKING! ADJACENT TO PARKS, WALKING PATHS, CLOSE TO SCHOOLS, SHOPPING, ALL AMENITIES COSTCO, SOUTH COMMON, EASY ACCESS TO ALL FREEWAYS ETC. BRING ALL OFFERS (id:6769)

Family room Measurements not available

Den Measurements not available

Recreation room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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

**RE/MAX ELITE**

**RE/MAX Elite**

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

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