



## Edmonton Alberta

\$469,000

This well-maintained 1979 bungalow offers a functional layout and significant modern upgrades. The main floor features three bedrooms, 1.5 bathrooms, and a spacious living/dining area highlighted by a large, south-facing picture window. The updated kitchen provides ample storage with a large central island and extensive cabinetry. The brand-new, professionally developed basement is perfect for in-laws, featuring a second kitchen, one bedroom, a full bathroom, an office, and spacious living space c/w separate washer/dryer. Updates include new vinyl windows (2025), roof replacement (~10 yrs), and high efficiency furnace (~15 years ago). The large landscaped yard boasts mature trees and a fire pit. Perfectly located within walking distance to schools, parks, shopping, and the LRT. Enjoy a 5-minute drive to the Anthony Henday, two recreation centers, and libraries, with the airport just 20 minutes away. This home is a rare find for multi-generational living in a prime location. (id:6769)

Second Kitchen 3.79 m X 2.89 m

Bedroom 5 3.83 m X 3.96 m

Office 1.91 m X 3.59 m

Living room 4.16 m X 5.7 m

Dining room 3.21 m X 2.86 m

Kitchen 4.98 m X 3.44 m

Family room Measurements not available

Primary Bedroom 3.95 m X 3.54 m

Bedroom 2 3.55 m X 2.92 m

Bedroom 3 3.21 m X 2.95 m

Listing Presented By:



Originally Listed by:  
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