



## Edmonton Alberta

\$465,000

Proudly maintained by its original owners, this charming bungalow is situated on a large 605 m<sup>2</sup> lot in the quiet, family-friendly community of Pollard Meadows. Offering a total 1,962.55 sq. ft. of thoughtful living space, this home delivers the comfort, functionality, and care that buyers appreciate the moment they step inside. The warm and inviting main floor features a spacious kitchen with newly updated appliances and professionally refaced cabinetry. Three generously sized bedrooms surround a beautifully updated four-piece bathroom complete with a fully remodeled bathtub. A separate side entrance leads to the large basement, presenting excellent potential for future development. Recent upgrades include new shingles, a newer furnace, and a hot water tank, providing added peace of mind. Outside, you'll find a detached garage and an extended driveway. Enjoy the expansive backyard, offering plenty of space for gardening, entertaining, or children to play. This home offers incredible future potential. (id:6769)

Living room 15'5" x 13'5"

Dining room 9'4" x 8'2"

Kitchen 12' x 10'10"

Primary Bedroom 11'7" x 10'11"

Bedroom 2 9'11" x 8'4"

Bedroom 3 9'8" x 11'7"

Utility room 14'6" x 24'

Recreation room 14' x 29'2"

Other 5' x 12'10"

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



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