



## Edmonton Alberta

\$349,900

Massive 50' x 123' CORNER LOT facing north toward 119 Avenue! This raised bungalow offers TWO exceptional yard spaces including an east-side recreation/relaxation area and west-side vegetable garden with ideal southern sun exposure. Main floor features 3 spacious bedrooms, bright 4pc bath, large living room, and updated eat-in kitchen with painted solid oak cabinets, updated countertops, sink, faucet, white subway tile backsplash & BOSCH built-in dishwasher. Newer vinyl plank flooring throughout main level. Bright basement with large windows offers spacious family/media room, large bedroom, 2pc bath, laundry & storage. Updated vinyl plank staircase to basement. Additional upgrades include newer vinyl windows, HWT (2026) & sewer line replacement in 2011. Breezeway connects to oversized double detached garage (21.5' x 24.3'). Close to Montrose Park splash park, river valley, Rundle Park, Costco, Yellowhead, Henday & Wayne Gretzky Drive! (id:6769)

Family room 3.94 m X 9.53 m

Bedroom 4 3.89 m X 5.61 m

Laundry room 2.89 m X 5.26 m

Storage 2.72 m X 2.07 m

Living room 4.01 m X 6.29 m

Kitchen 3.53 m X 4.37 m

Primary Bedroom 4.19 m X 3.07 m

Bedroom 2 3.05 m X 3.88 m

Bedroom 3 3.09 m X 2.53 m

Listing Presented By:



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