



## Edmonton Alberta

\$550,000

Amazing value in this WELL-MAINTAINED home in FAMILY-FRIENDLY, CENTRALLY LOCATED Lendrum Place! Imagine your kids WALKING TO SCHOOL from elementary through junior high - Lendrum, Avalon, and St. Martin are all within a 10-minute walk. ENJOY UNBEATABLE ACCESS to the LRT (Southgate & Fort Edmonton Park stations), Whitemud Drive, Calgary Trail, U of A South Campus, U of A Farm, Saville Centre, and bike trails. This home offers a FUNCTIONAL LAYOUT perfect for growing families, featuring an UPGRADED kitchen, built-in mud space by the front door, custom cabinet in the living room, newer windows (2019), and roof (2021). The main floor includes 3 bedrooms, while the FULLY FINISHED BASEMENT adds a 4th bedroom, a second full bathroom, and plenty of space to relax or play. Complete with an oversized double detached garage, this is a fantastic opportunity in a PRIME LOCATION. (id:6769)

Bedroom 4 3.89 m X 2.69 m

Recreation room 6.35 m X 8.8 m

Living room 3.92 m X 5.86 m

Dining room 2.64 m X 2.6 m

Kitchen 3.68 m X 4.16 m

Primary Bedroom 3.92 m X 2.95 m

Bedroom 2 2.64 m X 2.95 m

Bedroom 3 3.92 m X 2.95 m

Listing Presented By:



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Professional Realty Group



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