



## Edmonton Alberta

\$409,900

Welcome to this charming ORIGINAL-OWNER home in desirable Ottewell - walking distance to elementary and junior high schools! This lovingly maintained 2+3 bedroom, 2 bathroom home offers many upgrades including newer furnaces and hot water tank, covered sun deck with gas line for your BBQ, plus central AIR CONDITIONING. The main floor features a well-planned layout with two bedrooms, a full bath, spacious living and dining areas, and a large kitchen. The finished basement adds three bedrooms, a 3-pce bath, generous rec room with tiki bar, laundry and ample storage. Outside, enjoy a mature, fully fenced yard with storage shed and veggie garden, plus an oversized single garage with carport and newer garage door. Ottewell is a sought-after central neighbourhood close to schools, shopping, parks, and with convenient access to 75 Street and Anthony Henday. This home is ready for its next begin its next chapter. Don't miss this opportunity to make it your own! \*Some photos virtually staged\* (id:6769)

Bedroom 3 3.91 m X 2.54 m

Bedroom 4 3.28 m X 2.87 m

Bedroom 5 3.3 m X 2.33 m

Recreation room 5.21 m X 3.31 m

Living room 5.41 m X 3.95 m

Dining room 3.49 m X 2.64 m

Kitchen 3.49 m X 3.25 m

Primary Bedroom 3.49 m X 3.01 m

Bedroom 2 4.06 m X 3.29 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://www.nikitasells.ca/>



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