



6218 34A Avenue Edmonton Alberta

\$449,000

IMAGINE... a 4 bedroom bungalow with 2.5 bathrooms with a large garage and private yard located a few blocks from the Grey Nuns Hospital or the LRT! This updated home boasts new vinyl plank, baseboards and paint upstairs. As you walk in you will LOVE the bright living room with the attached dining area to enjoy hosting meals in an open style home. The kitchen has been updated so you can visit with guests or watch the family as you prepare meals. The primary bedroom has crown molding and a 2 piece bath for convenience. Two more bedrooms finish the main floor. The lower level has a MASSIVE family room that could easily allow for a theater and games area or gym in the same room,. The oversize bedroom would be perfect for a teenage or a craft room. The 3 piece bath would provide privacy for a growing family. Moving outside, you will LOVE the large deck that opens to an outdoor concrete patio. The garage is insulated so heating it would be quite easy at this point. The yard is fully fenced and there is even a basketball hoop at the garage pad! Whether your are young family that needs to space or newly retired, this home works great. It's been well maintained over the years with vinyl windows, furnace, HWT and shingles all in great shape. WELCOME HOME! (id:6769)

Family room 25.75 Ft x 14.00 Ft
3pc Bathroom 7.83 Ft x 5.67 Ft
Laundry room 13.17 Ft x 12.33 Ft
Cold room 11.17 Ft x 8.00 Ft
Living room 18.00 Ft x 12.00 Ft
Other 11.00 Ft x 9.17 Ft
Kitchen 14.00 Ft x 8.75 Ft

4pc Bathroom 7.33 Ft x 7.33 Ft
Primary Bedroom 16.67 Ft x 9.92 Ft
2pc Bathroom .00 Ft x .00 Ft
Bedroom 10.83 Ft x 10.75 Ft
Bedroom 10.83 Ft x 8.00 Ft
Bedroom 11.67 Ft x 11.00 Ft

Listing Presented By:



Originally Listed by:
Central Agencies Realty Inc.

<http://www.centralagenciesrealty.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.