



## Edmonton Alberta

\$315,000

Just the home you've been waiting for - in a nice quiet crescent. This 3+1 bedroom bungalow has vaulted open beam ceiling in the living room and features laminate floors throughout except kitchen and bathroom.

Downstairs has rec room, 4th bedroom plus den and room for a 2nd bathroom. The large backyard is fully enclosed with high quality vinyl fencing and is very private; perfect for kids and pets to play - hi-eff furnace, includes 5 appliances, some new paint, upgraded windows and shingles - ready for quick possession. Rough in for second bathroom in basement. (id:6769)

Family room 12.68 m X 3.25 m

Bedroom 4 3.36 m X 3.21 m

Utility room 4.92 m X 3.23 m

Storage 2.16 m X 2.32 m

Living room 3.71 m X 7.09 m

Dining room 3.05 m X 2.61 m

Kitchen 3.05 m X 2.73 m

Primary Bedroom 3.28 m X 4.1 m

Bedroom 2 2.79 m X 2.73 m

Bedroom 3 3.28 m X 2.88 m

Listing Presented By:



Originally Listed by:  
Digger Real Estate Inc.

<http://www.teamdigger.ca/>

**RE/MAX ELITE**

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17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

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