



Edmonton Alberta

\$475,000

Tucked away in desirable Hillview, this thoughtfully updated bungalow is one of a kind. The south-facing bay window anchors the open-concept living space, highlighted by a custom feat. wall & an abundance of natural light. The spacious kitchen offers quartz countertops, SS appliances, a Solatube skylight & vinyl tile flooring. Freshly painted, the main floor showcases hardwood flooring, triple-pane windows & the family room boasts a new electric fireplace. A newer roof, and major mechanical upgrades incl. a newer furnace & A/C (2024). Offering 3+2 bdrms and 3 full baths, the home feat. a fully finished basement with large windows, laminate flooring, spacious family room, full laundry room, cold room, separate entrance and a dedicated home office built in 2022. The fully fenced yard boasts new sod (2024) and a Rain Bird in-ground sprinkler system. The oversized double heated garage with new door spring has a structural beam & ample additional driveway parking. The rear alley was newly paved. Welcome home! (id:6769)

Den 3.24 m X 3.14 m

Bedroom 4 3.42 m X 3.16 m

Laundry room 4.08 m X 3.35 m

Recreation room 6.9 m X 4.4 m

Utility room 2.87 m X 2.22 m

Bedroom 5 3.38 m X 2.78 m

Living room 5.35 m X 3.55 m

Dining room 2.78 m X 2.42 m

Kitchen 6.12 m X 3.55 m

Family room 4.77 m X 3.55 m

Primary Bedroom 3.96 m X 3.35 m

Bedroom 2 2.9 m X 2.84 m

Bedroom 3 3.08 m X 2.84 m

Listing Presented By:



Originally Listed by:
Real Broker

<https://thebureauyeg.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.