



Edmonton Alberta

\$448,800

FANTASTIC LOCATION. MOVE IN READY! Great value, impeccably maintained FAMILY friendly home. Over 1400 sf plus a F/Fin bsmt. Bright cheery bungalow w/lots of natural light. Terrific home for entertaining. Lots of upgrades over the years including flooring, exterior drs, furnace 2002, hot water tank 2023, shingles & PVC windows (Hunter Douglas LR/DR). Just repainted (main), new lighting & carpets just cleaned. 3 bedrms & 2.5 baths- the primary bedrm has a 2pc ensuite. Kitchen w/ample cabinetry, updated appliances & breakfast area overlooking the sunken family rm which features a beautiful reclaimed brick gas insert FP. The lower level has a huge rec rm, full bath & bedrm + lots of storage space plus a laundry area w/newer W/D. Lots of room for the kids & dog to play on this 6914 sf treed lot. Yard for the gardener w/all the perennials. 21x21 dbl garage w/gas line & lane access. Quiet cul de sac for the kids. Close to park/playground/schools. Quick access to LRT, Golf, Whitemud Fwy, Hospital & shopping. (id:6769)

Bedroom 4 3.53 m X 3.31 m

Laundry room 8.95 m X 3.95 m

Living room 4.01 m X 4.51 m

Dining room 3.38 m X 3.07 m

Kitchen 4.04 m X 3.85 m

Family room 3.84 m X 4.03 m

Primary Bedroom 3.86 m X 3.95 m

Bedroom 2 2.24 m X 2.94 m

Bedroom 3 3.69 m X 2.55 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.alangee.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.