



## Edmonton Alberta

\$459,500

Homes like this don't come along often. Lovingly maintained by the same owner for over 40 years, this bright & spacious bungalow is tucked away on a quiet cul-de-sac on a large corner lot with RV parking & excellent sun exposure. The beautiful kitchen features quality Kitchen Craft cabinetry, an island, ample storage & a bright dining area. The main floor also offers a large living room, three bedrooms, a full bathroom & a convenient 2-piece ensuite off the primary bedroom. The fully finished basement adds a huge rec room, fourth bedroom, laundry area, and separate storage room. Major updates include shingles (2023), garage opener (2023), new deck (2025) & new washer/dryer (2025). Outside, enjoy the impressive 26'x26' oversized detached garage and beautiful tree-lined walking paths with direct access to the neighbourhood's elementary & junior high schools. A rare opportunity to own a meticulously maintained home in a family-friendly neighbourhood with wonderful neighbours & pride of ownership throughout. (id:6769)

Family room 3.89 m X 11.56 m

Bedroom 4 3.89 m X 2.92 m

Laundry room 2.86 m X 2.86 m

Utility room 3.89 m X 4.48 m

Living room 4.11 m X 5.58 m

Dining room 4.06 m X 2.03 m

Kitchen 4.06 m X 3.05 m

Primary Bedroom 4.09 m X 3.01 m

Bedroom 2 3.67 m X 3.04 m

Bedroom 3 3.67 m X 2.45 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<https://paulblais.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.