



## Edmonton Alberta

\$519,000

Exceptional opportunity in sought-after Avonmore! Well-cared-for bungalow offers over 1,550 sq ft above grade w bright, functional layout enhanced by large windows & a skylight that floods the home w natural light. Main floor features a spacious living & dining area, comfortable family room w fireplace & well-positioned kitchen overlooking private backyard--ideal for everyday living and entertaining. 3 generously sized bedrooms & full 4-piece bath. Developed lower level expands your living space w large rec room, 2 add bedrooms, 3-piece bath, oversized laundry area & second kitchen . Original hardwood flooring adds warmth & character, complemented by durable vinyl finishes. Situated on a 51' x 130' lot, fully fenced backyard offers privacy, RV parking & oversized double detached garage w 220V service. The low-maintenance front yard has even been recognized in the Front Yards in Bloom program. Ideally located just 1 block from ravine w quick access to Valley Line LRT, downtown, schools & parks. (id:6769)

Bedroom 4 10'8" x 12'10"

Bedroom 5 10'8" x 12'8"

Bedroom 6 10'5" x 13'8"

Second Kitchen 19'9" x 12'10"

Recreation room 16'1" x 13'8"

Utility room 7'2" x 5'6"

Living room 14' x 15'9"

Dining room 10'11" x 10'10"

Kitchen 12'3" x 10'9"

Family room 17'1" x 23'8"

Primary Bedroom 13' x 10'9"

Bedroom 2 11'7" x 13'4"

Bedroom 3 8'5" x 13'2"

Listing Presented By:



Originally Listed by:  
Exp Realty



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