



## Edmonton Alberta

\$799,000

Awesome in Ottewell! Location is everything, and this immaculate upgraded gem sits across from a park. This bungalow was completely transformed in 2021, with a 2nd storey addition & a legal basement suite: think long or short-term rental possibilities or multi-generational living. Enjoy seasonal fireworks from the 180 ft.² upper balcony with a gasline for BBQ or fire table. Addt'l backyard BBQ outlet plus a gasline to the double detached garage. No grass to mow. Interior vintage charm with coved ceilings, resurfaced hardwood, no carpeting. Two main floor bedrooms with the third converted to a laundry room. Lovely main floor bath with walk-in shower. Crisp white kitchen with quartz counters. Gas fireplace in living room 2024. 2nd level contains a bathroom, storage room & family room with wet bar leading to balcony. Gorgeous bright basement suite with S/S appliances, bedroom with 3-pc ensuite (heated floor), a 2-pc powder room, 2nd laundry hookups, quartz countertops. Quick access to 75th St. or 98th Ave. (id:6769)

Bedroom 3 10'8 x 12'4

Second Kitchen 19'1 x 15'6

Living room Measurements not available x 12 m

Dining room 11'10 x 8'8

Kitchen 11'8 x 14'11

Primary Bedroom 13'3 x 13'9

Bedroom 2 13'8 x 8'8

Laundry room 12'11 x 9'

Family room 19 m x Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<http://www.sherwoodparkhouses.com/>



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