



## Edmonton Alberta

\$399,999

To help you deal with the HEAT WAVES we get, this home has CENTRAL AIR CONDITIONING to help you and your family stay comfortable and very importantly....GET A MORE RESTFUL SLEEP. As an added bonus, the TRIPLE PANE VINYL WINDOWS will help with your utility costs. This family sized 1337 sq.ft. bungalow has 3 bedrooms on the main floor, and one in the basement that has a walk-in closet. The primary bedroom has an ENSUITE BATHROOM. The basement has: a LARGE FAMILY ROOM with wood burning fireplace, space for an exercise area, bedroom with walk-in closet, BIG LAUNDRY AREA + large DOUBLE SINKS, and a small HOBBY or CRAFTS room. The kitchen window overlooks the back yard, for peace of mind when your little ones are in the yard while you take care of things in the kitchen. A VERY PRIVATE PATIO AREA to sit back and relax. Then in the evening, enjoy the FIRE PIT. OVERSIZED GARAGE 25'6x23'3. Walking distance to GREY NUN'S HOSPITAL and LRT Stop. Close to schools and Mill Woods Towne Centre. FULLY FENCED BACKYARD. (id:6769)

Family room 17'4" x 14'3"

Bedroom 4 11'3" x 9'

Storage 12'4" x 5'10"

Hobby room 8'11" x 5'2"

Utility room 7' x 5'9"

Living room 15'1" x 14'10"

Dining room 11'10" x 10'1"

Kitchen 11'10" x 11'6"

Primary Bedroom 13'6" x 13'1"

Bedroom 2 13'1" x 10'

Bedroom 3 13'1" x 8'1"

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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



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