



## Edmonton Alberta

\$450,000

Set in one of Edmonton's most sought-after neighbourhoods, this beautifully updated home is steps from parks, trails, and schools. Situated on a 7,948 sq ft pie-shaped lot with southeast rear exposure, this home boasts a massive backyard with raised garden beds, a thriving vegetable garden, mature Saskatoon and raspberry bushes and RV parking. Inside, you'll find a bright main floor with a renovated kitchen, charming living and dining areas, two bedrooms, and a refreshed 4-piece bath. The fully finished basement adds a third bedroom, a spacious rec room, and tons of storage. Lovingly upgraded over the years, including furnace, shingles, siding, soffits, fascia, electrical, plumbing, insulation, ductwork, kitchen, appliances, flooring, paint, trim, doors, and a full bathroom renovation. Located on a gorgeous treelined street in the ever more popular Holyrood community, this bungalow is full of character and light. Welcome home! (id:6769)

Family room 4.86 m X 3.1 m

Bedroom 3 5.35 m X 3.03 m

Laundry room 2.6 m X 2.05 m

Storage 2.71 m X 2.27 m

Living room 3.55 m X 3.55 m

Dining room 3.13 m X 2.32 m

Kitchen 3.38 m X 2.68 m

Primary Bedroom 4.61 m X 3.42 m

Bedroom 2 3.45 m X 2.8 m

Listing Presented By:



Originally Listed by:  
Real Broker

<https://thebureauyeg.com/>



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