



## Edmonton Alberta

\$499,000

Welcome to this 1301Sq.Ft. Upgraded F/F BUNGALOW, Full A/C, 5Bdrms, 3-Full Baths, 24x24 DET. GARAGE w/well over 2500Sq.Ft. of Living Space on a SEMI-PIE LOT in the community of ALDERGROVE! The Open Main Floor Plan has VINYLE PLANK FLOORING & a Bright Living Room w/a wood burning fireplace & a bay window facing east for that morning sunshine & a dining room for 6+Guests w/an Open Kitchen, 5-S/S Appliances & a corner pantry. There are 3 great sized main floor Bdrms w/a 2Pc ENSUITE in the Primary Bdrm & a Double Shower in the main floor bath. The F/F Basement has a large FAMILY ROOM w/a corner GAS FIREPLACE, 2 Bedrooms, a Newer 3Pc Bathroom w/an extra large WALK-IN DOUBLE HEAD SHOWER & a Corner nook wet bar area, and a good sized Laundry Room w/a newer H.E Furnace and plenty of storage in this basement. The backyard is so private with the oversized 24x24 Garage, and garden area & a Patio that you can enjoy year round. Great family neighborhood with walking distance to K-9 Schools, WEM & Whitemud Drive. (id:6769)

Family room 6.53 m X 5.87 m

Bedroom 4 3.23 m X 3.17 m

Bedroom 5 4.61 m X 2.94 m

Laundry room 3.11 m X 1.65 m

Utility room 3.1 m X 1.76 m

Living room 5.97 m X 4.46 m

Dining room 2.54 m X 2.43 m

Kitchen 4.27 m X 3.87 m

Primary Bedroom 4.15 m X 3.43 m

Bedroom 2 4.05 m X 2.72 m

Bedroom 3 3.99 m X 2.74 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
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.