



## Edmonton Alberta

**\$514,900**

Located in the heart of Bonnie Doon, this charming & welcoming home offers an exceptional walkable lifestyle just steps from the Mill Creek Ravine, Bonnie Doon Mall & beloved local spots such as The Colombian Coffee, Duggan's Boundary & Cafe Bicyclette. The bright main flr features an open living & dining area filled with natural light, a functional kitchen with ample storage & counter space & patio doors to a large backyard with a stamped concrete pad--perfect for outdoor entertaining. A 4-piece bath & a spacious back entry/boot rm with plenty of storage adds convenience. Upstairs, the 2nd flr offers a large primary bdrm with an attached office or future nursery that can easily be converted into 2 bdrms. The fully finished & recently renovated bsmt incl vinyl plank flooring, a cozy rec rm, 3rd bdrm, 2-pce bath, laundry rm & cold storage. Completing the property is a dbl car garage with add'l parking, incl space for an RV, making this a well-rounded home in one of Edmonton's most desirable neighbourhoods. (id:6769)

**Bedroom 3** 2.52 m X 3.2 m

**Recreation room** 6.9 m X 3.24 m

**Utility room** 1.52 m X 1.54 m

**Living room** 4.06 m X 3.83 m

**Dining room** 4.19 m X 2.43 m

**Kitchen** 3.18 m X 3.45 m

**Bedroom 2** 3.16 m X 2.78 m

**Primary Bedroom** 7.34 m X 3.49 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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