



## Edmonton Alberta

\$1,295,000

ELEGANT bungalow in sought-after Windsor Park, featuring a charming front porch and an unbeatable location! Just steps to the University of Alberta campus and hospital, minutes to the River Valley, and approximately 10 minutes to Downtown. This air-conditioned 1,693 sq. ft. home offers 9 ft. ceilings and a functional layout with a total of 3 bedrooms plus a main-floor office (or 4th bedroom). The bright, open-concept main floor showcases cherry hardwood floors, a dream island kitchen with quality stainless steel appliances, large windows, and a spacious great room with fireplace. The fully finished basement includes a t.v. or media room, games room/gym area, walk-in pantry, generous storage, and the comfort of in-floor heating. A garden door leads to a covered deck and beautifully landscaped backyard with patio, mature trees, and flower beds. Completing the home is an oversized double garage and additional rear parking—a rare opportunity in one of Edmonton's most desirable neighbourhoods. (id:6769)

Bedroom 3 4.86 m X 3.74 m

Bedroom 4 3.7 m X 3.44 m

Laundry room 3.55 m X 1.87 m

Recreation room 7.91 m X 5.72 m

Storage 4.73 m X 1.92 m

Utility room 2.51 m X 2.07 m

Living room 3.92 m X 3.77 m

Dining room 3.92 m X 2.25 m

Kitchen 4.82 m X 3.69 m

Family room 4.77 m X 4.18 m

Primary Bedroom 5.2 m X 4.52 m

Bedroom 2 3.72 m X 3.65 m

Laundry room 2.95 m X 1.91 m

Listing Presented By:



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