



## Edmonton Alberta

\$465,000

Beautifully maintained & thoughtfully updated over the years, this 4 bedroom bungalow in sought after Ottewell offers exceptional space & flexibility. Bright living spaces include a spacious living room with oversized picture window that flows into the dining area. The kitchen features ample wood cabinetry & a window overlooking the backyard. Three bedrooms, including a generous primary bedroom, & a full 4-piece 'Bathfitter' bathroom complete the main floor. The fully finished basement with a large family room featuring a charming brick gas fireplace & warm wood detailing, an additional bedroom, 3-piece bathroom, laundry room with newer washer & dryer, and plenty of storage. Outside, enjoy the beautifully landscaped backyard with mature trees, gardens, ample green space, & a patio. Complete with a double detached garage, RV parking pad, & shed. Major updates include shingles, soffits, siding & eaves (2016), high-efficiency furnace & HWT (2014), A/C (2021), vinyl windows, and newer washer & dryer (2022). (id:6769)

Family room 3.56 m X 5.79 m

Bedroom 4 3.61 m X 2.9 m

Laundry room 3.59 m X 2.18 m

Living room 3.63 m X 5.72 m

Dining room 2.82 m X 3.73 m

Kitchen 3.86 m X 2.74 m

Primary Bedroom 4.31 m X 3.33 m

Bedroom 2 3.13 m X 3.25 m

Bedroom 3 4.31 m X 2.66 m

Listing Presented By:



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