



## Edmonton Alberta

\$643,900

Terrific 1650sf+ 4bed/3bath renovated Bungalow in quiet cul-de-sac location. The Entry Foyer opens to the Formal LR & DR. The Kitchen has a Vaulted ceiling, skylight, custom 36" upper cabinets, soft close drawers, pantry w/pull-out shelves, unique corner cabinet storage, Corian counter tops, ceramic tile backsplash, floor tile w/inset & opens to the Family Room w/gas FP, built-in speakers. Patio doors lead to a huge yard boasting 1000sqm+ lot, landscape wall w/garden space, fire pit, water feature, cedar (top)deck, BBQ gas outlet, 2 stone patios & mature trees for privacy. Primary bedroom has 3pc ensuite & large closet. Mainfloor has a 4pc main bath, laundry with storage & 2 more bedrooms. The basement uses DryBarrier subfloor panels & features a 2nd family room, wet bar w/fridge, 4th bedroom, ample Flex space and extra storage. Roof shingles(2016), AC(2019),weeping tile & sump well(2018)+new pump(2025). Large insulated Garage with drainage grates & dry well, storage cabinets. Move-in Ready!! (id:6769)

Bedroom 4 4.7 m X 3.24 m

Storage 3.68 m X 4.76 m

Living room 3.91 m X 3.41 m

Dining room 2.81 m X 3.32 m

Kitchen 3.35 m X 5.25 m

Family room 4.04 m X 4.66 m

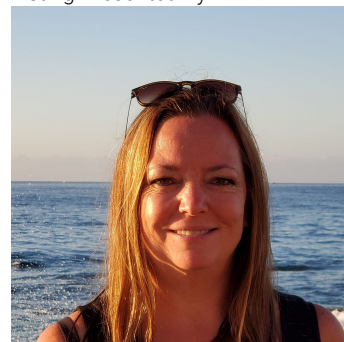
Primary Bedroom 4.47 m X 4.04 m

Bedroom 2 3.29 m X 2.97 m

Bedroom 3 3.29 m X 2.97 m

Laundry room 1.53 m X 1.01 m

Listing Presented By:



Originally Listed by:  
Homes & Gardens Real Estate  
Limited



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
homes4u@corinneoneil.com