



## Edmonton Alberta

\$399,900

HUGE PRIVATE PIE LOT | OVERSIZED HEATED GARAGE | SIDE ENTRANCE | SIDES ONTO WALKWAY

Welcome to Lymburn! This 1183 sq ft bungalow sits on a large pie-shaped lot siding onto a walkway that leads to the park. Offering 3 bedrooms, 1.5 bathrooms, a side entrance, and an oversized heated double garage--perfect for guys needing a workshop or extra storage. The long driveway offers plenty of parking for family and guests. There's plenty of room for family living and future potential in the basement. The main floor is bright and spacious with lots of natural light flowing into the living and dining areas, laminate and tile throughout, and a charming bay window with window seat in the living room. The huge private backyard with mature trees is ideal for outdoor entertaining. Located in a fantastic West End neighbourhood close to schools, parks, shopping, Whitemud, Anthony Henday & more. An excellent opportunity to build equity and make it your own! (id:6769)

Living room 3.91 x 4.49

Dining room 2.59 m X 3.88 m

Kitchen 5.43 m X 3.02 m

Primary Bedroom 3.18 m X 4.22 m

Bedroom 2 3.72 m X 3.18 m

Bedroom 3 3.18 m X 2.97 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.debisells.ca/>



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