



## Edmonton Alberta

\$424,800

Sun filled Ottewell bungalow with natural light streaming into the main floor from expansive windows facing east, south and west! This home features an open floor plan complimented with a large living & dining room with direct access from the dining room to the expansive south facing deck (20'x20'). There are three 60's era bedrooms on the main floor with the primary facing the back yard for added privacy. An updated main four piece bath serves the main. The entire main floor features hard surface flooring throughout. The lower level is fully finished with a large games/family room, along with a 4th bedroom, den/storage room & a 3 piece bath. Outside you will find a fully fenced yard (6' wood fence all around) along with a large deck, patio & a double detached garage that is in fair condition. Ideal location within the community steps to St. Brendans & the Ottewell playground with a spray park, rinks, BMX trails, farmers market & more. Only a short commute to Downtown, U of A, S.E. Industrial & Henday. (id:6769)

Family room 4.66 m X 3.81 m

Bedroom 4 3.8 m X 4.48 m

Storage 3.5 m X 3.28 m

Laundry room 4.92 m X 2.99 m

Utility room 2.8 m X 1.88 m

Living room 6.62 m X 3.9 m

Dining room 2.76 m X 2.62 m

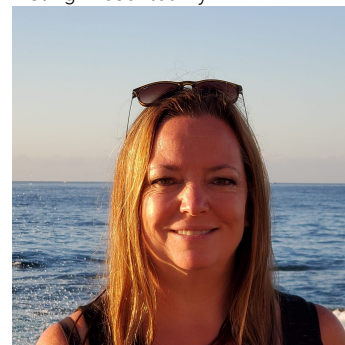
Kitchen 4.65 m X 3.69 m

Primary Bedroom 3.89 m X 3.23 m

Bedroom 2 3.26 m X 2.71 m

Bedroom 3 2.9 m X 2.9 m

Listing Presented By:



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Royal LePage Noralta Real Estate

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