



## 10711 130 Avenue Edmonton AB

\$368,800

Situated opposite a French Immersion school for grades K-6, this recently upgraded 1,078 sq ft bungalow features three bedrooms on the main floor and an additional one downstairs. The residence boasts fresh paint, modern lighting, two entirely new bathrooms, and recently installed Vinyl Laminate flooring in the spacious and bright kitchen. The fully finished basement includes a recreation room with a fireplace, a fourth bedroom, and a brand new four-piece bathroom. Notable enhancements comprise a hot tub, central air conditioning, a back-flow valve, styrofoam wrap insulation beneath the siding, shingles replaced in 2015, a new hot water system in 2022, and updated windows. An oversized, completed garage complements this home, located on a tranquil street across from the school and park.

Listing Presented By:



Originally Listed by:  
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