



## 11142 62 Avenue Edmonton AB

\$429,900

Substantially renovated raised bungalow in a prime quiet area of Parkallen with a SEPARATE SIDE ENTRANCE TO THE BASEMENT. Located on a quiet tree lined street with a 50 foot wide lot, there have been significant recent renovations including a completely new and modernized main floor with high end engineered hardwood, new granite kitchen with newer appliances, newer four piece bathroom. The former one bedroom basement suite has been removed to allow for substantial renovations: including INTERIOR WEEPING TILE/SUMP (installed about 2012), egress windows, furnace. Now there is potential of adding a two bedroom basement suite with a dry basement. There is a 15 year warranty included for any moisture in the basement. Additional upgrades include newer windows, furnace, electrical, plumbing, PVC Sewer Line, vinyl siding with additional insulation. This is a short bike ride to the University of Alberta, and walking distance to the South Campus LRT for University and downtown access.

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

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