



13303 64 Street Edmonton AB

\$414,000

Rare find ! 1362 sq.ft. bungalow on a 1/3 of an ACRE pie shaped lot on a quiet street facing a park . Property features dream garage setup boasting oversized 26x26 double garage (heated & 220) and 2nd adjacent oversized 24 x 16 single garage (Back-Alley access). Space for RV parking! South facing back yard is fully fenced and is like a little oasis that boasts mature trees which offer shade in the summer for outdoor enjoyment. Garden area. Bright & spacious house that consists of 3 generously sized bedrooms upstairs, open living room & dining area, beautiful built-in Teak wall unit & picturesque view from living room window. Wood flooring throughout the main level, stainless kitchen appliances, newer high eff. furnace, hot water tank (2021), shingles on house and garages (2022). Finished basement with large windows, wood fireplace, & huge storage room w/ shelves. Possible to make another 2 bedrooms in basement. Close to schools, parks, Londonderry shopping mall and LRT. Lots of front street parking.

Listing Presented By:



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