



## 13804 75 Street Edmonton AB

\$300,000

Welcome to this rare 45+ bungalow townhouse that has no condo fees!! Located in the heart of the Kildare community, this bungalow has over 1100 square feet above grade and just under 1100 square feet below grade in the mostly finished basement. Park in the oversized single car garage or on the long driveway and make your way inside. Once inside you notice the large open living room, dining room and kitchen with newer flooring throughout. Make your way down the hallway and you will find the laundry room, a 4-piece bathroom, 2nd bedroom with patio doors to the back yard, and a spacious primary bedroom with 2-piece ensuite. Make your way downstairs and you will find 2 huge rec/bonus rooms, a den, a 3-piece bathroom, plenty of storage spaces and the utility room. Spend your evenings in the spacious newer fully fenced backyard. Close to many amenities including Londonderry rec center, Londonderry mall, golfing and access to both Yellowhead Trail and Anthony Henday.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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