



## 19 MORaine Street Devon AB

\$349,900

A block away from the River Valley along Moraine Street, a wide, mature tree-lined street, sits #19. It is also conveniently situated across from the beautiful Centennial Park, which features a splash park. Within walking distance are all levels of schools and the paved and natural trail systems in Devon. This home, nestled on a large corner lot, is a charming bungalow. The main floor has undergone recent updates, including vinyl plank flooring, fresh paint, new trim, fixtures, and a modern full bathroom. The kitchen cabinets have been tastefully painted in a nice two-tone white and blue, complemented by new countertops. Three bedrooms on the main floor feature large windows, allowing plenty of natural light. The spacious backyard hosts a large dog run, ample space for children to play, and room for a garden. Additionally, there is an existing old single-car garage. The basement has been completely gutted to the studs, offering the new owner the opportunity to design and customize their ideal living space

Listing Presented By:



Originally Listed by:  
The Good Real Estate Company

realtybyjg@gmail.com  
<http://www.JustinGriffith.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)