



## 8316 171 Street Edmonton AB

\$395,000

Welcome to this charming 1,023 square foot bungalow in the heart of West Edmonton. Situated on a large corner lot, meticulously maintained home offers both comfort and convenience. 5-minute walk from the renowned WEM, this home is perfectly positioned for shopping, dining, entertainment & transit. The exterior boasts a double oversize, heated garage, large parking pad & RV parking. Recent upgrades include new shingles, all new windows, & paint ensuring a fresh and modern look. Step into the huge living room, where quality vinyl plank flooring adds warmth and durability. Adjacent to the living room, you'll find a spacious dining area, perfect for hosting family gatherings. Kitchen features plenty of solid wood cabinetry, offering both functionality & style. 3 bedrooms on the main level, there's room for everyone. But that's not all! This home also offers a fully finished basement with a separate entrance. The basement includes a bedroom, full bathroom & complete kitchen.

Listing Presented By:



Originally Listed by:  
Exp Realty

[aaron.dulmage@exprealty.com](mailto:aaron.dulmage@exprealty.com)

**RE/MAX ELITE**

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304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)