



## Edmonton Alberta

\$470,000

Prime Bungalow! 3 plus 2 bedroom, 2.5 bathroom bungalow on a quiet side street in sought-after Menisa. Situated on a generous 557.21m<sup>2</sup> lot. Features include a bright and functional layout with a spacious living room with a brick-facing wood-burning fireplace, recently updated kitchen with granite countertops, new backsplash, custom sink and dining areas provide great open eating spaces for a large family, stainless steel kitchen appliances, fully finished basement with all new carpet, floors and paint offers rec room, laundry, storage, 2 extra bedrooms and a bath, new hot water tank. The south facing backyard is wrapped in privacy chain link fencing, RV parking, huge shed, a large swing on patio included at firepit and extra wood. The oversized detached 24 x 24 garage is wired and includes shelves and radiant overhead heater. Walking distance to Menisa School and Edmonton Transit. Convenient access to Anthony Henday, shopping and amenities. A Gem with a quick possession. (id:6769)

Family room 6.1 m X 8.2 m  
Bedroom 4 5.62 m X 2.93 m  
Bedroom 5 4.32 m X 2.94 m  
Laundry room 2.68 m X 3.61 m  
Utility room 1.96 m X 1.77 m  
Living room 3.6 m X 5.77 m

Dining room 3.05 m X 2.76 m  
Kitchen 3.16 m X 3.55 m  
Primary Bedroom 4.12 m X 3.21 m  
Bedroom 2 2.87 m X 4.3 m  
Bedroom 3 2.59 m X 3.19 m  
Breakfast 2.08 m X 2.9 m

Listing Presented By:



Originally Listed by:  
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