



## Edmonton Alberta

\$519,500

Big things come in small packages. Not every buyer needs 6 bedrooms and a sprawling footprint. Some buyers need a home that works hard without asking for anything back. In Forest Heights, an established neighbourhood close to downtown, sits this BUNGALOW only 1 block from RAVINE and PARK ACCESS on a quiet street with a mature tree canopy. The bones are solid, and the updates are substantial: SHINGLES, R50 ATTIC INSULATION, ROOF VENTS, TRIPLE PANE WINDOWS throughout and more! The main systems were replaced in 2016, including the ELECTRICAL, FURNACE, HRV, HOT WATER TANK, and a SEWER LINE UPGRADE/BACKUP VALVE with transferable warranty. These are not cosmetic improvements. They are the items that cost the most and matter the most, and they are already handled. Inside: 3 bedrooms, 2 full bathrooms. A white kitchen updated with a central island layout and a SEPARATE BACK ENTRY. Outside, a concrete patio, NEW FENCING for the private yard, and a TRIPLE HEATED DETACHED GARAGE with 8' overhead door AND RV PARKING. (id:6769)

Bedroom 3 3.19 m X 2.96 m

Recreation room 6.67 m X 3.62 m

Living room 3.79 m X 4.71 m

Kitchen 3.21 m X 4.76 m

Primary Bedroom 3.79 m X 3.96 m

Bedroom 2 3.2 m X 2.43 m

Listing Presented By:



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