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REALTOR®

## Edmonton Alberta

\$579,900

Sitting on a generous 57' x 130' corner lot in the heart of Pleasantview, this well-kept 3+1 bedroom bungalow offers outstanding walkability and quick access to everything in South Central Edmonton. Overlooking a quiet green space and only minutes to Southgate Centre, the LRT, Whitemud Drive, Calgary Trail, the Italian Centre, local cafes, parks, and top-ranked schools, the location is hard to beat. Inside, the main floor features a bright living area, an updated kitchen with excellent storage, three comfortable bedrooms, and a full bathroom. The finished lower level adds a spacious rec room, additional bedroom, 3-piece bath, and a large utility area with a newer furnace and hot water tank. Important upgrades include a newer roof & updated main-floor windows. Hardwood is believed to be under the existing carpet. The oversized double attached garage, with built-in cabinetry is ideal for hobbyists. Perfect for a family, professional couple, or investor looking for long-term redevelopment potential! (id:6769)

Family room 4.5 m X 3.35 m

Bedroom 4 3.94 m X 3.11 m

Recreation room 7.11 m X 3.91 m

Storage 1.52 m X 1.23 m

Utility room 4.97 m X 4 m

Living room 5.59 m X 4.79 m

Dining room 3.38.2.28

Kitchen 3.28 m X 3.22 m

Primary Bedroom 3.95 m X 3.25 m

Bedroom 2 3.95 m X 2.74 m

Bedroom 3 3.26 m X 3.04 m

Listing Presented By:



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