



## Edmonton Alberta

\$464,888

Rare opportunity in Forest Heights! This spacious up-down raised bungalow offers 2 fully self-contained living spaces—ideal for a multi-generational home. Upstairs features hardwood floors, a bright living room with coved ceilings, granite kitchen countertops, & 3 comfortable bedrooms. Downstairs boasts a second kitchen, huge family room, 2 additional bedrooms, full bath, & laundry. Enjoy over 2,200 sq ft of finished living space! Separate entries add privacy. The beautifully landscaped yard features extra rear parking with room for a trailer, detached garage, & fenced yard. Located in sought-after Forest Heights—one of Edmonton's most cherished river valley neighbourhoods—steps from parks, top-rated schools, trails, & just minutes to downtown. Turnkey, updated, & move-in ready—this is an exceptional value in a prime location! (id:6769)

Family room 5.86 m X 3.38 m

Bedroom 4 3.33 m X 2.08 m

Laundry room 2.93 m X 1.98 m

Bedroom 5 3.32 m X 3.12 m

Second Kitchen 3.99 m X 2.95 m

Living room 6.07 m X 3.79 m

Dining room 3.28 m X 2.54 m

Kitchen 4.5 m X 3.02 m

Primary Bedroom 3.28 m X 3.68 m

Bedroom 2 3.28 m X 2.95 m

Bedroom 3 3.43 m X 3.1 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.edmontonhomepros.ca/>

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