



## Edmonton Alberta

\$460,000

Discover the perfect blend of timeless character & contemporary updates in this truly delightful bungalow, nestled on an spacious lot along a tree lined street in Grovenor. The Living & Dining room are highlighted by gleaming hardwood floors, & coved ceilings. The eat-in kitchen features granite counters, tile backsplash, rich cabinetry, & sleek stainless steel appliances. 3 ample bedrooms & a 4pc bathroom complete the main level. The fully finished basement adds even more living space with a generous rec room, cozy fireplace, Den, Bonus Room, a 3pc bath, & a laundry (New Washer). Modern comfort upgrades include a newer furnace & hot water tank. The exterior has also been refreshed with upgraded insulation, vinyl siding, newer soffits, fascia, & eavestroughs. The beautifully landscaped and fenced backyard offers a large deck, excellent privacy, & a double detached garage. All of this with quick access to downtown, shopping, transit & more. Some photos are virtually staged. (id:6769)

Den 3.26 m X 3.94 m

Bonus Room 3.27 m X 3.87 m

Recreation room 9.15 m X 4.08 m

Living room 3.79 m X 4.89 m

Dining room 3.46 m X 2.64 m

Kitchen 4.41 m X 3.65 m

Primary Bedroom 3.51 m X 3.4 m

Bedroom 2 2.78 m X 4.1 m

Bedroom 3 2.61 m X 4.1 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:  
executive@eliterealestate.ca

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