



## Edmonton Alberta

\$450,000

You will love this squeaky clean bungalow located in Skyrattler! It is located within walking distance to LRT and has same owners since 2004. Pride of ownership and upgrades galore: HWT (2023), Garage entry door (2020), shingles (2018), house entry door (2012), kitchen and bathroom renovations (2011), deck (2011), windows (2011), gutters (2011), basement carpets (2011), custom window dressings (2011), furnace & A/C (2008), bedroom carpets (2005). On main floor you find large living room, dining area, bright kitchen, 3 bedrooms and 2 full bathrooms. Basement offers large family room, an office, third bathroom and laundry/utility room. South yard has wooden deck. Last, but not least - double garage with high ceiling and lifts for extra storage. Make a move! (id:6769)

Family room 7.63 m X 6.62 m

Den 3.23 m X 4.32 m

Office 3.58 m X 4.43 m

Laundry room 6.5 m X 3.9 m

Living room 3.59 m X 5.04 m

Dining room 3.6 m X 2.84 m

Kitchen 4.93 m X 4.33 m

Primary Bedroom 3.44 m X 4.13 m

Bedroom 2 2.56 m X 3.84 m

Bedroom 3 2.93 m X 2.78 m

Listing Presented By:



Originally Listed by:  
Homes & Gardens Real Estate  
Limited

<http://www.teresakoziel.com/>

**RE/MAX Elite**

**RE/MAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:  
[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.