



## Edmonton Alberta

\$600,000

Charming bungalow with attached double garage (24x24, insulated) across the street from St. Theresa School, Blue Quill Community League, playgrounds & greenspace. This 1,550 sqft (plus full basement) home features a 3-season sunroom, BASEMENT GUEST SUITE & laundry on both floors. On the main level: living room w/ large bay window, U-shaped kitchen w/ peninsula & plenty of counter space, dining room w/ built-in cabinetry, fully enclosed sunroom w/ vaulted ceiling & power, huge laundry room w/ sink & storage, 1.5 bathrooms & 3 bedrooms including the owner's suite w/ 2-pc ensuite. The finished basement guest suite boasts a brick-surrounded gas fireplace in the large family room, full kitchen with eat-up centre island & built-in dishwasher, 2nd laundry room, 4-pc bathroom & 3 additional bedrooms. Fully fenced, southeast facing back yard w/ raised garden boxes & back alley. Great location near multiple schools, parks, shopping and ravines. Easy access to Gateway Blvd (HWY 2) & Anthony Henday. (id:6769)

Family room 4.25 m X 5.66 m  
Bedroom 4 3.84 m X 2.81 m  
Bedroom 5 3.82 m X 3.33 m  
Bedroom 6 2.45 m X 4.16 m  
Second Kitchen 4.29 m X 4 m  
Laundry room 1.5 m X 2.84 m  
Living room 4.32 m X 4.68 m

Dining room 3.75 m X 4.36 m  
Kitchen 2.99 m X 4.7 m  
Primary Bedroom 3.63 m X 4.66 m  
Bedroom 2 3.87 m X 3.56 m  
Bedroom 3 3.87 m X 2.72 m  
Sunroom 6.01 m X 5.75 m  
Laundry room 3.87 m X 2.08 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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



**REMAX ELITE**

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

Phone: 780-406-4000  
Fax:  
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.