



## 11616 39A Avenue Edmonton AB

\$485,000

This well-maintained, move-in ready 4-bedroom, 2-bathroom bungalow sits on a massive 75x115 ft. lot (including a 20x115 ft. utility lot). The bright living room features a bay window, and the large dining area is ideal for gatherings. The kitchen offers a breakfast bar and a beautiful view of the huge backyard. The master bedroom includes a 2-piece ensuite. The mostly finished basement boasts a large family room with a wood-burning fireplace, a den and a flex room (potential 5th bedroom), and ample storage space. Complete with an oversized 24x20 double detached garage and RV parking. Ideally located near top schools, shopping, public transport, river valley trails, and Whitemud Freeway.

Listing Presented By:



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