



## Edmonton Alberta

\$315,000

Welcome home to this beautifully maintained bungalow, perfectly situated on a large west-facing lot with an oversized double detached garage. This home has been thoughtfully updated over the years, offering peace of mind with major upgrades including the roof (2018), furnace (2020), electrical (2021), sewer liner (2012), upgraded attic insulation, newer windows and fence, brand new bedroom carpet, and fresh paint throughout. The main floor showcases original hardwood flooring, a bright and spacious kitchen with ample counter space and storage, two generous bedrooms, and a beautifully renovated bathroom. Downstairs, the fully finished basement expands your living space with a large rec room, an additional bedroom, and abundant storage. Step outside and enjoy summer evenings in the expansive west-facing backyard ideal for entertaining or gardening. Located in a truly unbeatable spot walking distance to Athlone School, park, playground, skate park, and community centre, and Library. LOT SIZE 52 X124ft (id:6769)

**Family room** Measurements not available

**Bedroom 3** Measurements not available

**Living room** Measurements not available

**Dining room** Measurements not available

**Kitchen** Measurements not available

**Primary Bedroom** Measurements not available

**Bedroom 2** Measurements not available

Listing Presented By:



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Century 21 All Stars Realty Ltd

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