



## 13073 37 Street Edmonton AB

\$355,000

NICE 1000 SQ FT BUNGALOW 3+1 BDRMS & 2 BATHROOMS W/ENSUITE. ALL IN THE GREAT FAMILY FRIENDLY NEIGHBORHOOD OF BELMONT. STEPS AWAY FROM KENNEDALE RAVINE, PARKS & COMMUNITY CENTERS! SPACIOUS LARGE LIVING ROOM W/ VAULTED CEILINGS, GAS FIREPLACE. DINING AREA & KITCHEN W/PATIO DOORS TO FENCED BACK YARD. MASTER BEDROOM INCLUDES 3-PIECE ENSUITE WHILE THE 2ND & 3RD BEDROOMS ARE ALSO A GOOD SIZE. THE ALMOST FINISHED BASEMENT INCLUDES FAMILY ROOM, BEDROOM, LAUNDRY AREA & AMPLE STORAGE SPACE. OUTSIDE, YOU'LL FIND A PRIVATE & SPACIOUS YARD, IDEAL FOR OUTDOOR ACTIVITIES & ENTERTAINING. THE DOUBLE ATTACHED GARAGE PROVIDES PLENTY OF SPACE FOR 2 VEHICLES & STORAGE. NUMEROUS UPGRADES ; FURNACE, HOT WATER TANK & MORE. FANTASTIC LOCATION CONVENIENTLY LOCATED NEAR THE ANTHONY HENDAY. MINUTES TO SCHOOLS, BUS STOPS, MANNING DRIVE & CURRENTS SHOPPING & ENTERTAINMENT CENTRE! HURRY THIS WON'T LAST LONG!!

Listing Presented By:



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