



## Edmonton Alberta

\$349,800

Dear potential buyer, This rare find is an almost original owner home (60+ years) situated on a huge pie lot facing Miwasin Park, on a quiet street. The main floor of this 3+1 bedroom, 2 full bath bungalow offers approximately 1,100 sq ft of living space. The updated eat-in kitchen features newer stainless steel appliances, a tiled backsplash, cherry wood cabinets, and quartz countertops, and overlooks the massive backyard. The traditional L-shaped living and dining room overlook Miwasin Park located across the street and feature original thin strip hardwood floors under the carpet, according to the seller. The three bedrooms are generously sized for the era, with the primary bedroom showcasing original hardwood flooring. The developed basement offers a fourth bedroom, a family room, and a bathroom. The expansive yard is fenced and landscaped and boasts an oversized single detached garage with additional parking. The location provides easy access to shopping, schools, recreational facilities, and more. (id:6769)

Den 2.16 m X 2.88 m

Bedroom 4 4.38 m X 3.86 m

Recreation room 6.22 m X 5.52 m

Utility room 4.35 m X 3.68 m

Storage 1.7 m X 0.73 m

Living room 6.36 m X 3.87 m

Dining room 2.43 m X 2.92 m

Kitchen 3.49 m X 4.01 m

Primary Bedroom 4.57 m X 3.21 m

Bedroom 2 3.52 m X 2.79 m

Bedroom 3 3.52 m X 3.43 m

Listing Presented By:



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