



## 13615 136 Street Edmonton AB

\$360,000

Welcome to this charming, cozy bungalow that offers a perfect blend of comfort & functionality. Step inside to a spacious living room featuring a unique corner bench, perfect for entertaining. The dining room seamlessly connects to the kitchen, which boasts ample cabinet space. The main floor includes a 4p bath and 3 generously sized bedrooms. A convenient side door provides access to the basement where you'll find an additional bedroom, a 3p bath & a large family room complete with a gas fireplace and bar area. There's also a cold room, laundry room, and plenty of storage space to keep everything organized. The house & garage both feature new roofs for peace of mind. Outside, the expansive yard is a private retreat with an oversized double detached garage, an outdoor kitchen/BBQ area, a large attached shed & a fruit tree. The clothesline is a functional touch, while planters and landscaping enhance the curb appeal. Across the street is green space, offering a peaceful crescent-like feel!

Listing Presented By:



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