



## 14607 Riverbend Road Edmonton AB

\$689,000

Welcome to BRANDER GARDENS in OLD RIVERBEND. Nestled at the end of a cul-de-sac on a south facing lot, this rare 1550 sq ft bungalow features 3 bedrms up, 2 bedrms down, 3 full baths, 2 wood fireplaces, & OPEN CONCEPT living rm, dining rm & kitchen. Note - KITCHEN CRAFT kitchen cabinets, granite counter tops, SS appliances, full ensuite bath, MAIN FLOOR LAUNDRY, Tyndal STONE fireplace on main floor, generous dining rm & patio doors to a sunny south backyard. Fully finished lower level with 2 bedrms, full bath, spacious recreation rm with fireplace for those cold winter nights, RECENT FURNACE, TRIPLE PANE WINDOWS, total of 5 BEDROOMS. In addition there are 4 schools within easy walking distance plus 2 hockey rinks & a school in BROOKSIDE, a neighbouring subdivision. Potential RV STORAGE adjacent to house on east side & lots of extra parking for guests in front of house. PRIVATE LOCATION - no neighbors to the north or east. DOWN SIZING? Could be a perfect fit. Quick possession possible. Take a look soon.

Listing Presented By:



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