



## Edmonton Alberta

\$449,900

MINUTES FROM THE RIVER VALLEY & TRAILS! This charming 3 bedroom bungalow is nestled in one of the Edmonton's most desirable neighbourhoods. Step inside to a bright spacious living room featuring a large south facing picture window that fills the space with tons of natural light. The heart of the home offers a retro style kitchen with classic vintage cabinetry, timeless white appliances and a cozy breakfast nook. Downstairs has a huge recreation room with the original bar adding a touch of nostalgic charm to the entertaining space. Outside, the double car garage provides ample parking and workspace. Surrounded by mature trees and friendly neighbours this home offers a peaceful setting with all the conveniences nearby. Walking distance to French Immersion & German Bilingual School, playground, splash park, skating rink, community hall, baseball diamond & soccer fields. Come live in this mature community with a mix of young families & long time owners. This is a place you will be proud to call home! MOVE IN! (id:6769)

Den 4.52 m X 3.26 m

Recreation room 10.04 m X 7.06 m

Laundry room 7.24 m X 3.51 m

Utility room Measurements not available

Living room 4.86 m X 4.65 m

Dining room 4.2 m X 3.32 m

Kitchen 3.44 m X 2.97 m

Primary Bedroom 3.88 m X 3.49 m

Bedroom 2 3.49 m X 3.32 m

Bedroom 3 3.49 m X 3.04 m

Breakfast 1.84 m X 1.8 m

Listing Presented By:



Originally Listed by:  
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