



## Edmonton Alberta

\$399,900

Well-located in Edmonton's central west end, this well-cared-for bungalow style home offers great value in a family-friendly neighbourhood. Featuring 5+ bedrooms and 2 full bathrooms, a functional layout with a bright, open-beam kitchen and spacious living areas, as well as a front-drive garage plus an additional concrete parking pad behind. The separate entrance leads to a large legal suite in the basement--ideal for extended family or potential rental income. Walking distance to schools from kindergarten to grade 12, and close to major shopping like West Edmonton Mall. Enjoy quick access to Whitemud Drive, Anthony Henday, and downtown. Several parks, trails, and transit options are just minutes away, making this a convenient and versatile property for families or investors alike. All this home needs is YOU! (id:6769)

Den 2.96 m X 2.62 m

Second Kitchen 4.08 m X 3.49 m

Bedroom 5 3.96 m X 3.49 m

Bedroom 6 2.92 m X 2.45 m

Living room 3.35 m X 3.81 m

Dining room 3.83 m X 2.76 m

Kitchen 2.7 m X 3.81 m

Primary Bedroom 3.73 m X 3.89 m

Bedroom 2 2.82 m X 2.76 m

Bedroom 3 3.02 m X 2.76 m

Listing Presented By:



Originally Listed by:  
Exp Realty

<http://www.davidstjean.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)