



Edmonton Alberta

\$483,900

The kind of home families wait for—warm, updated, and close to schools in the heart of Callingwood. A fully finished, 1305 Sq Ft bungalow welcomes you with an open main floor, engineered wood plank flooring, pot lights, and updated vinyl windows. A sun-filled bay window frames the rustic stone-faced wood fireplace, creating the perfect cozy hub for everyday living. Modern kitchen is designed for real life with S/S appliances, ample storage, and space to gather. Generous bedrooms include a primary with its own 2-piece ensuite, plus a beautifully updated 4-piece bath with durable concrete counters. Downstairs offers a large rec room with WET BAR and mini fridge, a 3-piece bath, extra bedroom, and flexible space for work or play. Outside, enjoy a PRIVATE fenced yard, large deck with hot tub, and an OVERSIZED insulated double garage with new opener. New A/C, furnace (2019) screened eaves, spray foam insulation, and permanent GOVEE LIGHTS! Easy access to transit, YMCA, Twin Arenas, the Whitemud and Henday! (id:6769)

Bedroom 4 3.51 m X 3.32 m

Bedroom 5 3.48 m X 3.64 m

Laundry room 3.48 m X 4.4 m

Recreation room 5.38 m X 7.89 m

Utility room 1.87 m X 1.71 m

Storage 1.96 m X 1.16 m

Living room 6.02 m X 5.18 m

Dining room 2.92 m X 3.65 m

Kitchen 3.74 m X 3.65 m

Primary Bedroom 4.03 m X 4.16 m

Bedroom 2 4.08 m X 3.05 m

Bedroom 3 4.06 m X 2.45 m

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

<https://www.thesoldsisters.ca/>



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.