



## Edmonton Alberta

\$415,000

Step into this beautifully maintained 1,250 sq.ft. bungalow nestled in the heart of vibrant, family-friendly Lymburn! Bright & welcoming, the living rm boasts a lg bay window, cozy wood-burning fireplace, stylish newer vinyl flooring, and flows seamlessly into the dining area. The crisp white kitchen features s/s appliances, ample counter & cabinet space, a wood-topped eating bar, and a tucked-away pantry for added storage. The main flr offers 3 generous bdrms, including a primary suite with a private 3-pc ensuite, plus a full 4-pc bath. With a separate rear entrance, the unspoiled basement offers exciting suite potential. Bonus features include central A/C, new HWT & a dbl attached garage. Enjoy sunny days in the south-facing backyard complete with a large deck, storage shed, & play set--ideal for outdoor family fun. Located just minutes from the YMCA, Callingwood Rec Centre, top-rated schools, shopping, & w/ quick access to the Whitemud & Anthony Henday. A fantastic opportunity you don't want to miss! (id:6769)

Laundry room 4.86 m X 3 m

Living room 7.11 m X 3.63 m

Dining room 2.87 m X 2.29 m

Kitchen 4.56 m X 3.75 m

Primary Bedroom 4.04 m X 3.5 m

Bedroom 2 3.18 m X 2.79 m

Bedroom 3 3.49 m X 2.41 m

Listing Presented By:



Originally Listed by:  
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