



## Edmonton Alberta

\$440,000

Welcome to this well maintained bungalow on CORNER LOT with great potential for multi units on a quiet crescent. You will find it will nurture your hobbies & interests, custom aquariums and fire pit in yard, oversized 22'x24' heated garage with extra tall overhead doors + room for your big outdoor toys, Extra large pad to park an RV! Dining area opens to U shaped kitchen and floor to ceiling sized WINDOWS let the sunshine in making a very inviting living space. 3 huge bedroom, 4 pcs bath and 2nd laundry/mud room area completed the main floor. Fully finished basement offers wet bar and built-in aquariums or display cases, 2 piece bathroom, & open recroom & games area, a large bedroom with a walk-in closet and lots of storage space in the utility room. Furnace, shingles & windows have all been updated. Central air conditioning. Such a convenient location with schools and Costco for shopping and transportation nearby. This won't stay long in this hot market. (id:6769)

Living room 4.24 m X 3.73 m

Dining room 3.13 m X 3.41 m

Kitchen 2.82 m X 2.5 m

Primary Bedroom 3.96 m X 3.63 m

Bedroom 2 3.45 m X 3.4 m

Bedroom 3 2.81 m X 3.63 m

Bedroom 4 Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca