



## 3549 61 Street Edmonton AB

\$469,888

THE WAIT IS OVER! If you've been watching & waiting for an UPDATED BUNGALOW IN A MATURE NEIGHBOURHOOD - THIS IS IT! This family oriented CUSTOM-BUILT home is perfectly located in well established desirable HILLVIEW. You'll love the UNIQUE FLOORPLAN of over 2560 SQFT of living space. MAIN FLR features oak hardwood floors, 3 good-sized bdrms - primary has 2-piece ensuite - other 2 bdrms have easy access to 4 piece bath. FULLY FINISHED BASEMENT has 4th bdrm, 3 piece bath, cold storage room & massive family/theatre room. Other updates include NEW FURNACE, HWT, ROOF & MORE! Other features you'll LOVE: CENTRAL A/C, water softener/chlorine removal system, WOOD burning fireplace, french doors opening to LARGE COVERED DECK (finished with "Duradek"), raised playhouse in yard. Enjoy the back alley access to the EXTRA LARGE DOUBLE GARAGE with ATTACHED SHOP. Perfectly located in a very quiet culdesac location with lovely long-term neighbours. Close to schools, hospital, shopping, public transit/LRT. DON'T MISS OUT!

Listing Presented By:



Originally Listed by:  
Professional Realty Group

[brent@professionalgroup.ca](mailto:brent@professionalgroup.ca)

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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