



## Edmonton Alberta

\$395,000

Amazing opportunity to build equity! This large 1325 SF bungalow has a fantastic layout! Open the front door into a foyer and large living area with bay window and formal dining area. Then into the spacious kitchen with eat-in area. In the hall, there is a built in desk, linen closet, and full bathroom, and here is where you will find 3 of the 5 bedrooms, including a primary bedroom with 2 pc ensuite. Downstairs is fully finished. There is a bright laundry/utility room, an office with plenty of storage and two bedrooms (one was used for a train table). Plus there is an amazing retro rumpus room, with a beautiful bar. There are built in speakers, a bar fridge, and lots of lights - a perfect space for entertaining. Outside there is a double detached oversized garage with RV parking beside, and there is a walking path behind the yard that leads to Lee Ridge School and a block from St Elizabeth School. This location is perfect! Close to shopping, public transportation, schools, parks, playgrounds and more. (id:6769)

Family room 3.92 m X 7.72 m

Den 2.88 m X 2.75 m

Bedroom 4 3.93 m X 3.74 m

Bedroom 5 4.57 m X 4.7 m

Living room 5.84 m X 4.03 m

Dining room 2.68 m X 3.08 m

Kitchen 3.04 m X 3.48 m

Primary Bedroom 4.79 m X 3.57 m

Bedroom 2 2.42 m X 3.42 m

Bedroom 3 3.32 m X 3.33 m

Listing Presented By:



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MaxWell Challenge Realty

<http://carrinekowalchuk.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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