



## Edmonton Alberta

\$455,000

Welcome home to this CHARMING BUNGALOW located on a BEAUTIFUL TREE LINED STREET and tucked away in a PRIVATE CRESCENT. Steps from KENNEDALE RAVINE which connects to the River Valley, perfect for nature lovers. Home has had loads of UPGRADES including NEWER ROOF, NEWER AIR CONDITIONING UNIT, NEW HWT, and more. Kitchen offers NEWER STAINLESS STEEL APPLIANCES, TILE BACKSPLASH, GRANITE COUNTERTOPS, and LARGE ISLAND perfect for entertaining. Living room has a wall of OVERSIZED WINDOWS looking out into the back yard, and GAS FIREPLACE. Home offers VAULTED CEILINGS making for an open and expansive feel. Primary and 2nd bedroom are both generously sized, and large front den/flex space can be utilized in a multitude of ways. Basement is FULLY DEVELOPED and offers desirable 2ND KITCHEN, massive RUMPUS/REC ROOM, full bath, and spacious 3rd bedroom. DOUBLE ATTACHED GARAGE. Yard features HUGE MATURE TREES, LARGE DECK, FIRE-PIT AREA, and large STORAGE SHED. No neighbour to the east as there is a walking path. (id:6769)

Family room 5.1 m X 5.08 m

Bedroom 3 3.97 m X 3.78 m

Second Kitchen 4.13 m X 2.64 m

Living room 5.8 m X 3.99 m

Dining room 4.22 m X 3 m

Kitchen 4.35 m X 3.55 m

Den 3.54 m X 3.47 m

Primary Bedroom 3.94 m X 3.74 m

Bedroom 2 2.91 m X 3.94 m

Laundry room 2.25 m X 1.66 m

Listing Presented By:



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**REMAX ELITE**

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

Phone: 780-406-4000

Fax:

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

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