



## 4912 115 Street Edmonton AB

\$479,900

1162 sq ft bungalow in Malmo Plains. Long time owner said this was the showhome for the subdivision! The home situated on a large 6300 sq ft lot with west facing backyard. Over the years upgrades have included: windows, siding, shingles on the home, newer sidewalks and flooring. The main floor features an L-shaped living and dining room. The kitchen has ample cabinet space, a telephone desk, included appliances and a solar tube light bringing in natural light. There are three bedrooms on the main floor including the primary bedroom with 2 pce ensuite. There is a handy laundry chute as well! A separate back entry leads to the lower level which has a large rec room with corner gas fireplace and built in bar. There is a 3pce bath, storage room and back bedroom. A large 26'Lx24'W detached garage is in the backyard plus plenty of room for additional parking. Excellent location close to the U of A, Southgate and the LRT.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

calldale4asale@gmail.com  
<http://www.calldale4asale.com>

**RE/MAX ELITE**

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Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)