



Edmonton Alberta

\$375,000

Beautifully maintained and thoughtfully updated, this charming 2-storey home in desirable Ottewell offers spacious living and a functional family-friendly layout. The main floor features a bright living room with a cozy fireplace, plus a dining area and kitchen overlooking the large private backyard with ample garden beds, fruit trees, and mature landscaping. Upstairs you'll find 3 generously sized bedrooms, including a spacious primary retreat with dual closets, plus a 4-piece bathroom. The finished basement adds even more living space with a large rec room and 3-piece bathroom, and plenty of extra storage space. Recent updates include new siding and windows (2024), hot water tank (2024), fresh paint, central A/C, laminate flooring, deck (2015), shingles (2013), and furnace (2013). Conveniently located backing a park, near schools, shopping, and major commuter routes. *Some photos virtually staged (id:6769)

Family room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
Liv Real Estate

 **REMAX Elite**
the place to be

REMAX ELITE

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

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.