



## Edmonton Alberta

\$474,900

Beautifully well-kept family home in popular Ottewell neighbourhood. East central location, quick commute to downtown. 1120 sqft bungalow of long-time owner. First time on the market. Upgraded bow window in living room. Kitchen has previously upgraded oak cabinets. Hardwood floors in primary bedroom. 3-season sunroom with wood burning fireplace and baseboard heating, off kitchen. Developed basement: rumpus room with bar, 4th bedroom and 3-piece bathroom. Cool central A/C included. Upgraded electrical service. Newer HWT. Newer shingles. Rear drive double detached garage. Back alley offers access to rear yard. Conveniently located near schools, parks and playgrounds. Easy access to all major arterial roadways. Make this house your home ... (id:6769)

Bedroom 4 2.3 m X 3.7 m

Recreation room 4.1 m X 10.2 m

Living room 5.85 m X 3.95 m

Kitchen 3.1 m X 2.4 m

Primary Bedroom 3.35 m X 3.75 m

Bedroom 2 3 m X 2.55 m

Bedroom 3 3 m X 3.2 m

Breakfast 3.35 m X 2.1 m

Sunroom 4.25 m X 3.99 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.wadeklimchuk.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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