



## Edmonton Alberta

\$419,900

Well maintained raised bungalow in the highly sought-after Pleasantview! Ideally situated just minutes from the University of Alberta and Whyte Avenue, this home offers exceptional value and a fantastic location. The main floor features a spacious, east facing living and dining area perfect for entertaining, a comfortable primary bedroom, an updated bathroom, and the large kitchen opens onto a large west facing deck and backyard. The basement provides additional space with a second bedroom, a full bathroom, a generous laundry and storage area, and a versatile recreation room. This home includes desirable features such as central air conditioning, RV parking, a sump pump, upgraded, insulation in the attic, and a large backyard with a beautiful garden. Located close to all amenities, public transportation, this exceptional home is a perfect blend of comfort, functionality, and character. A massive 565 square metre lot with RS zoning offering prime redevelopment opportunities. (id:6769)

Family room 5.15 m X 4.93 m

Bedroom 2 2.81 m X 3.61 m

Laundry room 3.11 m X 3.62 m

Living room 4.75 m X 3.67 m

Dining room 3.4 m X 3.51 m

Kitchen 3.69 m X 4.19 m

Primary Bedroom 3.4 m X 2.99 m

Listing Presented By:



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