



## Edmonton Alberta

\$499,998

Located in the mature family neighbourhood of Argyll, this renovated bungalow sits on a large 52x120 ft lot & offers over 1,724 sqft of total living space, 2 bedrooms & 2 baths. Renovated in 2018, the home welcomes you into a bright living room w/ massive windows & vinyl plank flooring throughout. The dining room features custom built-in shelving, while the updated kitchen offers quartz counters, SS appliances, ample cabinetry, a wi pantry & direct access to the backyard. A spacious primary bedroom, additional bedroom & 4pc bath complete the main level. Downstairs offers a massive rec room, full bath & flex room w/ the potential to be converted into an additional bedroom. Outside, the south-facing backyard offers a large deck, newer fencing, concrete walkways & an oversized 25x23 double detached garage. Additional upgrades include A/C, updated windows & more. Located close to schools, shopping, parks & w/ quick access to major routes, this is a great opportunity in an established Edmonton neighbourhoods. (id:6769)

Recreation room 11.58 m X 6.7 m

Living room 4.53 m X 6.76 m

Dining room 2.37 m X 4.15 m

Kitchen 2.56 m X 3.01 m

Primary Bedroom 3.49 m X 4.34 m

Bedroom 2 3.46 m X 3 m

Listing Presented By:



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Royal LePage Prestige Realty

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



**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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