



## Edmonton Alberta

\$399,900

Welcome to West Meadowlark Park! This quaint bungalow is located close to Misericordia Hospital, WEM, Johnny Bright Sport Park, St. Francis Xavier Sports Centre, Whitemud, shops, and schools. Classic floor plan with 3 bedrooms, living room, kitchen and bath on main level. Basement is in mostly original condition and consists of family room, 3 pc bathroom, den, storage room and laundry/utility area. New asphalt shingles were installed in 2013 and double detached garage built in 2014, newer fridge, stove, and washer. Large yard has a great potential. It is a good property for the right buyer. Make a move and start building the sweat equity! Some pictures are virtually furnished. (id:6769)

Family room 3.45 m X 7.87 m

Den 3.74 m X 3.61 m

Storage 3.8 m X 2.9 m

Utility room 2.27 m X 1.78 m

Laundry room 3.77 m X 2.83 m

Living room 3.56 m X 5.8 m

Dining room 4.13 m X 2.55 m

Kitchen 3 m X 2.57 m

Primary Bedroom 3.04 m X 3.32 m

Bedroom 2 3.4 m X 2.38 m

Bedroom 3 3.04 m X 2.72 m

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**REMAX ELITE**

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

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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