



## Edmonton Alberta

**\$1,395,000**

QUALITY custom bungalow in sought-after Windsor Park, featuring a charming front porch and an unbeatable location! Just steps to the University of Alberta campus and hospital, minutes to the River Valley, and approximately 10 minutes to Downtown. This air-conditioned 1,693 sq. ft. home offers 9 ft. ceilings and a functional layout with a total of 3 bedrooms plus a main-floor office (or 4th bedroom). The bright, open-concept main floor showcases cherry hardwood floors, a dream island kitchen with quality stainless steel appliances, large windows, and a spacious great room with fireplace. The fully finished basement includes a t.v. or media room, games room/gym area, walk-in pantry, generous storage, and the comfort of in-floor heating. A garden door leads to a covered deck and beautifully landscaped backyard with patio, mature trees, and flower beds. Completing the home is an oversized double garage and additional rear parking--a rare opportunity in one of Edmonton's most desirable neighbourhoods. (id:6769)

**Bedroom 3** 4.86 m X 3.74 m

**Bedroom 4** 3.7 m X 3.44 m

**Laundry room** 3.55 m X 1.87 m

**Recreation room** 7.91 m X 5.72 m

**Storage** 4.73 m X 1.92 m

**Utility room** 2.51 m X 2.07 m

**Living room** 3.92 m X 3.77 m

**Dining room** 3.92 m X 2.25 m

**Kitchen** 4.82 m X 3.69 m

**Family room** 4.77 m X 4.18 m

**Primary Bedroom** 5.2 m X 4.52 m

**Bedroom 2** 3.72 m X 3.65 m

**Laundry room** 2.95 m X 1.91 m

Listing Presented By:



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