



## Edmonton Alberta

\$465,000

Golden opportunity to own a 5 bedroom bungalow situated on large corner lot. 3 bedrooms on main floor with huge living room adorned with real hardwood flooring. Ceramic tiles in the kitchen, 4 piece bath, separate dinning with siding door to large deck, & main floor stacking washer and dryer. The lower level has a separate entrance, 2 bedrooms, 4 piece bath, second kitchen, and full size laundry set. Nicely set up an an law suite currently. Detached double garage is heated for your vehicles comfort come Winter. Upgrades to property include New Shingles, new vinyl windows, new furnace (basement), new hot water tank, new vinyl flooring, new security cameras system, new concrete pads at front & back doors, lighting thruout property & fresh paint. Massive yard with vegetables garden in north yard, plenty of room in sideyard for family & firepit. Basement is separately metered and own furnace plus two bedrooms, living room, 4 piece bathroom, 2nd kitchen and full size laundry set. Basement has two entry doors (id:6769)

Bedroom 4 3.62 m X 2.68 m

Bedroom 5 3.1 m X 2.34 m

Laundry room Measurements not available

Bedroom 6 3.58 m X 3.23 m

Second Kitchen Measurements not available

Living room 5.21 m X 3.35 m

Dining room 2.77 m X 2.36 m

Kitchen 3.81 m X 2.77 m

Primary Bedroom 4.17 m X 3 m

Bedroom 2 3.01 m X 3.01 m

Bedroom 3 3.2 m X 3.01 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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