



## Edmonton Alberta

\$579,900

CHARMING BUNGALOW just steps from MILL CREEK RAVINE! Situated on a approx. 6,520 SF (50' x 130') lot, this inviting 956 SF home offers so much potential! The FRONT VERANDA entrance leads into the massive GREAT ROOM or enter the 1st bedroom with BUILT-IN SHELVING and SLIDING BARN DOORS. Two more bedrooms and 4-pc bath on the main floor along with a SPACIOUS KITCHEN w/ COFFEE BAR and DINING NOOK that's filled with NATURAL LIGHT. The DEVELOPED BASEMENT boasts 2nd LIVING ROOM with GAS FIREPLACE, and a LARGE DEN/OFFICE with double closets. An additional 4-pc bath, laundry, and loads of additional storage complete the space. The FENCED YARD provides plenty of room for family time and pets. LARGE DECK, ready-to-enjoy-landscaping, and a GAS BBQ included! DOUBLE DETACHED GARAGE w/workbench, too. Built in 1952 and lovingly maintained. Tucked away in the highly-sought after Hazeldean neighbourhood - just steps away from the ravine's trails and natural beauty! She's a rare gem! \*Some photos virtually staged\* (id:6769)

Family room 5.56 m X 3.32 m

Den 3.84 m X 4.16 m

Laundry room 2.75 m X 3.73 m

Storage 3.05 m X 2.24 m

Utility room 1.29 m X 2.76 m

Living room 3.47 m X 5.25 m

Dining room 2.58 m X 2.48 m

Kitchen 3.47 m X 4.63 m

Primary Bedroom 3.45 m X 3.02 m

Bedroom 2 3.05 m X 2.43 m

Bedroom 3 3.02 m X 2.42 m

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