



Edmonton Alberta

\$429,900

West Edmonton GEM, FRESHLY PAINTED THROUGHOUT! 15mins to DT, 10mins to WEM, walkable to future LRT. Beautifully maintained bungalow w/ 961sqft, 2+1 bedrooms, 2 full baths, separate entrance, 2nd kitchen & DBL detached garage! Step inside to bright main floor featuring refreshed kitchen w/ dual tone & ample cabinetry, spacious living room, updated bathroom & 2 generous bedrooms. The basement offers 880sqft of incredible flexibility w/ separate entrance, lg bedroom w/ ensuite, 2nd kitchen & spacious living area! Outside, you'll fall in love w/ the backyard oasis w/ gorgeous patio, mature apple tree, lush landscaping. Many upgrades completed w/n 15 years incld: paint(26), concrete paver sidewalk & patio(24/25), roof(24), HWT(18), Windows(13), Kitchen(16), laminate throughout, main bath(15). *Potential to convert into a rental subject to the buyer conducting their due diligence to ascertain zoning permissibility in addition to obtaining all required approvals & permits in order to comply w/ municipal bylaws* (id:6769)

Bedroom 3 11'11" x 13'10"
Recreation room 11'9" x 22'7"
Laundry room 12' x 15'1"
Second Kitchen 11'9" x 10'11"
Living room 13'5" x 16'2"

Dining room 8'9" x 6'2"
Kitchen 8'9" x 8'9"
Primary Bedroom 11'5" x 14'10"
Bedroom 2 8'11" x 12'6"

Listing Presented By:



Originally Listed by:
REMAX River City

<http://livarealestategroup.com/>



REMAX ELITE

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

Phone: 780-406-4000
Fax:
broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.