



Edmonton Alberta

\$465,000

With 3 bedrooms on the main floor and 2 more downstairs, this upgraded Gold Bar bungalow on a quiet street, backs onto the ravine that leads to Gold Bar Park. Gleaming hardwood in the open living room, with a fieldstone gas fireplace. Upgraded vinyl windows throughout the main floor, including a notably oversized living room window that pours in natural light. Ample floorspace in the oak kitchen lets everyone join in and enjoy meal and entertaining time. Master bedroom is large enough to support king sized furniture, and is set at the front of the home. Huge rec room, perfect for family time and letting your hair down. The 4th & 5th basement bedrooms are connected via a Jack & Jill pocket door, perfect for a growing family. Fantastic, oversized, heated double garage with 220V and a large driveway. Private rear yard with a concrete patio with BBQ hookup. Recent shingles and high efficiency furnace as well. Immaculately maintained, with obvious pride of ownership. Immediate possession available (id:6769)

Family room 8.39 m X 3.8 m

Bedroom 4 3.98 m X 3.1 m

Bedroom 5 3.15 m X 2.79 m

Laundry room 5.67 m X 3.68 m

Living room 5.36 m X 4.09 m

Dining room 3.67 m X 2.79 m

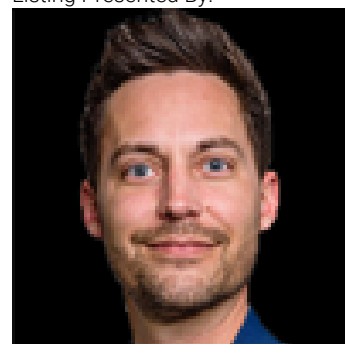
Kitchen 4.05 m X 3.48 m

Primary Bedroom 4.1 m X 3.25 m

Bedroom 2 3.48 m X 3.26 m

Bedroom 3 3.32 m X 3.11 m

Listing Presented By:



Originally Listed by:
REMAX River City

 **REMAX
Excellence**

REMAX Excellence

201, 5607-199 Street, Edmonton,
Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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.