



## Edmonton Alberta

\$799,000

Not your standard bungalow! Bright, spacious living room with large front-facing windows, hardwood floors, and a cozy wood-burning fireplace leading to the dining area. Step down into the sun-filled kitchen featuring abundant cabinetry, a large island with seating, professional appliances, granite counters, in-floor radiant heat, and a sink overlooking the backyard, plus access to the patio with gas BBQ hookup. The nook is perfect for relaxing or a home office. The main floor offers a generous primary bedroom, two additional bedrooms, and a renovated full bathroom (2017). The fully finished basement includes a family room with gas fireplace and built-ins, a fourth bedroom, full bathroom, and laundry. Major upgrades: NEW furnace & A/C (Oct 2023), triple-paned windows (2022), shingles (2013), oversized double garage (1995), underground sprinklers, sump pumps, underground utility lines, and water softener. Close to parks, schools, amenities, LRT, and downtown access. Some photos are virtually staged. (id:6769)

Family room 8.42 m X 4.17 m

Bedroom 4 3.43 m X 3.07 m

Laundry room 3.57 m X 3.51 m

Living room 4.64 m X 3.42 m

Dining room 4.53 m X 2.96 m

Kitchen 4.53 m X 4.2 m

Primary Bedroom 4.08 m X 3.39 m

Bedroom 2 3.34 m X 2.75 m

Bedroom 3 3.36 m X 2.61 m

Breakfast 3.95 m X 2.98 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
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.