



## Edmonton Alberta

\$499,900

Tucked away on a quiet, low-traffic avenue in the sought-after community of Duggan, this lovingly maintained, air conditioned bungalow offers a rare opportunity in a fantastic central south side location. Proudly owned and cared for by the same family for many years, the home showcases beautiful landscaping and an incredible garden that creates a private, welcoming setting. Inside, you'll find a spacious kitchen, three comfortable bedrooms on the main floor, and 2 1/2 bathrooms, along with a fully finished basement featuring a fourth/fifth bedroom--perfect for guests, teens, or a home office. Thoughtful updates include main floor windows (2010), durable 25-year shingles (2012), several newer appliances, and a hot water tank (2019), offering peace of mind for years to come. Close to several excellent schools and surrounded by great neighbours, this is an ideal opportunity for a growing family or those looking to downsize without compromising on location or charm. (id:6769)

Bedroom 4 4.62 m X 3.29 m

Bedroom 5 4.34 m X 3.83 m

Recreation room 7.82 m X 4.59 m

Utility room 5.11 m X 4.65 m

Living room 4.73 m X 3.95 m

Dining room 2.82 m X 2.74 m

Kitchen 4.88 m X 3.4 m

Primary Bedroom 3.94 m X 3.71 m

Bedroom 2 3.24 m X 2.8 m

Bedroom 3 3.24 m X 2.72 m

Listing Presented By:



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**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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