



## Edmonton Alberta

\$495,000

Welcome to this bright and inviting bungalow nestled in a mature, family-friendly neighbourhood. Flooded with a ton of natural sunlight, this 3 bedroom bungalow boasts such features as gleaming hardwood flooring, newer shingles, newer windows, newer appliances, newer furnace, upgraded electrical, extensive soundproofing between basement suite and main floor, and a full home network infrastructure (15xCAT6). Relax in the cozy living room featuring a charming gas fireplace with a classic brick mantle. This home also includes a fully legal basement suite--perfect for extended family or added income potential. Outside, you'll find a huge oversized double garage and convenient RV parking, giving you all the space you need for vehicles, toys, and storage. Ideally located close to schools, shopping, public transportation, and all essential amenities, this property offers both comfort and convenience in a sought-after area. A fantastic opportunity for families, investors, or anyone looking for versatility and value! (id:6769)

Den 2.44 m X 3.59 m

Bedroom 4 3.32 m X 2.87 m

Second Kitchen 2.91 m X 3.58 m

Living room 3.89 m X 3.78 m

Kitchen 2.91 m X 3.79 m

Primary Bedroom 3.42 m X 3.79 m

Bedroom 2 2.6 m X 3.01 m

Bedroom 3 3.41 m X 2.44 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://calljtoday.com/>

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