



## Edmonton Alberta

\$364,900

This well cared for, solid bungalow in the Athlone family community offers excellent curb appeal and a long list of important maintenance updates already completed for you. Athlone is known as one of Edmonton's most affordable and welcoming neighbourhoods, with easy access to schools, parks, shopping, transit, and the popular community amenities that make it ideal for first time buyers. The home features hardwood in good condition throughout much of the main floor, along with a bright kitchen and a sunny west facing dining bay that overlooks a mature yard on a generous fifty by one hundred twenty four foot lot complete with an apple tree, deck, and an impressive oversized twenty four by twenty four foot double garage with a large concrete parking pad. Significant improvements over the years include a Lennox high efficiency furnace, upgraded attic insulation, a newer hot water tank, exterior vinyl siding on the front, a replaced sewer line, a new one hundred amp electrical panel, updated shingles and more! (id:6769)

Family room 3.92 m X 6.5 m

Den 3.91 m X 4.45 m

Storage 2.87 m X 1.58 m

Living room 4.93 m X 4.18 m

Dining room 3.2 m X 2.55 m

Kitchen 2.65 m X 5.25 m

Primary Bedroom 3.87 m X 3.13 m

Bedroom 2 3.71 m X 2.49 m

Bedroom 3 3.87 m X 2.47 m

Laundry room 3.28 m X 2.6 m

Listing Presented By:



Originally Listed by:  
REMAX River City

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