



## Edmonton Alberta

\$315,000

Welcome home to this beautifully maintained bungalow, perfectly situated on a large west-facing lot with an oversized double detached garage. This home has been thoughtfully updated over the years, offering peace of mind with major upgrades including the roof (2018), furnace (2020), electrical (2021), sewer liner (2012), upgraded attic insulation, newer windows and fence, brand new bedroom carpet, and fresh paint throughout. The main floor showcases original hardwood flooring, a bright and spacious kitchen with ample counter space and storage, two generous bedrooms, and a beautifully renovated bathroom. Downstairs, the fully finished basement expands your living space with a large rec room, an additional bedroom, and abundant storage. Step outside and enjoy summer evenings in the expansive west-facing backyard ideal for entertaining or gardening. Located in a truly unbeatable spot walking distance to Athlone School, park, playground, skate park, and community centre, and Library. LOT SIZE 52 X124ft (id:6769)

Family room Measurements not available

Bedroom 3 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

<http://www.emilydirk.com/>

**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.