



## Edmonton Alberta

\$400,000

Mid-century character meets meticulous care fr the original owners. This 3+1 bdrm bungalow sits on a massive 751 sqm lot -- across from Delwood School (K-6, Fr. Immersion), Delwood park, Community league, & mins to Londonderry Mall. Inside, original charm is alive & well -- wall panelling, updated lighting, stone countertops, & a walk-in shower feels anything but dated. Finished basement adds a bdrm, full bath, family room, & dry bar that leans into the mid-century vibe. Separate back entrance adds flexibility. Copper electrical & plumbing throughout. Updated roof, windows, siding, washer/dryer, & AC w new coil. Outside is where this property really shines -- dbl detached garage w insulated walls & mint concrete, RV parking, fully fenced yard, & a privacy screened deck built for summer. Underground front sprinkler speaks to excellent yard maintenance. Driveway & openers updated. Quick access to Yellowhead & the Henday. Homes like this -- on lots like this -- on a street like this -- rarely come up in Delwood. (id:6769)

Family room 26.6 m X 11.11 m

Den 6.9 m X 10.11 m

Bedroom 4 10.2 m X 13.3 m

Laundry room 18.1 m X 3.33 m

Living room 16.11 m X 12.4 m

Dining room 7.11 m X 12.11 m

Kitchen 8.5 m X 8.9 m

Primary Bedroom 11.1 m X 11.8 m

Bedroom 2 10.1 m X 11 m

Bedroom 3 9 m X 8.2 m

Listing Presented By:



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