



## Edmonton Alberta

\$449,000

Welcome to the community of Menisa! This 1,148 sq. ft. bungalow (2,197 sq. ft. total living space) sits on a desirable corner lot and offers a bright and inviting layout with large front windows flooding the living room with natural light. The dining area connects to a functional kitchen with plenty of storage. Down the hall are 3 bedrooms including the primary with 2-pc ensuite, plus a 3-pc bath with sliding glass door shower. The finished basement with separate entrance provides versatility and potential, offering a spacious family room, rec room, 2 additional bedrooms, an office with feature wall, and a 4-pc bath. Outdoors, enjoy a fully fenced yard with concrete patio, perfect for gatherings. A double detached garage adds extra convenience. With its flexible design and prime location near schools, parks, public transportation, and the new Mill Woods LRT, this home is a great opportunity for first-time buyers or investors. (id:6769)

Bedroom 4 3.31 m X 2.18 m

Bedroom 5 3.31 m X 2.16 m

Second Kitchen 2.01 m X 2.27 m

Office 3.39 m X 3.95 m

Recreation room 4.3 m X 7.86 m

Utility room 3.22 m X 2.11 m

Storage 2.11 m X 1.35 m

Living room 3.61 m X 6.07 m

Dining room 4.12 m X 2.51 m

Kitchen 4 m X 2.62 m

Primary Bedroom 3.99 m X 3.06 m

Bedroom 2 3.79 m X 2.85 m

Bedroom 3 3.8 m X 2.93 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

**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.