



## Edmonton Alberta

\$430,000

Welcome to this well-maintained bungalow in the community of Mayfield, offering over 1,000 sq ft above grade with a fully developed basement and numerous upgrades throughout. The bright main floor features a spacious living room, updated kitchen with ample cabinet space, dedicated dining area, 3 bedrooms, and a renovated 4pc bathroom. Downstairs, the finished basement provides incredible additional living space with a massive recreation room, office, 2pc bathroom, utility area, and plenty of storage. Pride of ownership is evident throughout, making this a move-in-ready opportunity for first-time buyers, investors, or growing families.

Situated on a quiet street close to schools, parks, shopping, public transit, West Edmonton Mall, downtown Edmonton, and major commuter routes, this home offers the perfect blend of convenience and functionality.

Whether you're a first-time buyer, investor, or looking for your next family home, this upgraded Mayfield bungalow is one you won't want to miss. (id:6769)

Recreation room 7.4 m X 11.61 m

Office 3.68 m X 2.49 m

Living room 3.79 m X 5.43 m

Dining room 3.16 m X 3.52 m

Kitchen 3.82 m X 3.79 m

Primary Bedroom 3.97 m X 2.75 m

Bedroom 2 2.76 m X 2.81 m

Bedroom 3 3.63 m X 2.75 m

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.michaelwaddell.ca/>

**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.