



## Edmonton Alberta

\$469,500

Welcome to your cozy quarters in Patricia Heights. This charming bungalow has everything you want in a family home. A welcoming living room with a cozy gas fireplace overlooks your enclosed front yard and generous front porch, perfect for a peaceful morning rocking chair coffee. The bright kitchen features large windows, a gas stove, and a spacious dining area perfect for slow weekend mornings. Three comfortable bedrooms on the main level are ideal for growing families, plus a separate entrance leads to a basement MIL suite, perfect for teenagers seeking "independence." The large backyard is ready for summer fires, BBQs, and playtime. The oversized double garage is a true bonus - heated, roomy, and ready for vehicles, hobbies, and "man-crafts." Just a few houses from Patricia Heights School, steps to ravine trails, and minutes to the Whitemud, Henday and West Edmonton Mall. Just painted, new roof in 2022, & loved and cared for by the same owners for 25 years - it's ready for its next chapter. (id:6769)

Bedroom 4 3.92 m X 3.33 m

Laundry room 2.68 m X 2.3 m

Second Kitchen 3.69 m X 3.93 m

Recreation room 7.56 m X 4.03 m

Living room 5.46 m X 3.76 m

Dining room 3.45 m X 2.57 m

Kitchen 3.49 m X 3.61 m

Primary Bedroom 4.46 m X 3.2 m

Bedroom 2 3.37 m X 2.43 m

Bedroom 3 4.24 m X 3.5 m

Listing Presented By:



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