



## Edmonton Alberta

\$449,900

You won't want to miss this 5 bedroom bungalow boasting a finished basement with separate entrance, 2 kitchens, and separate laundry for both levels! Recent upgrades include shingles, vinyl plank flooring, and paint all done in 2022, a brand new washer/dryer upstairs, and a brand new garage door complete with warranty. As an added bonus, the basement ceiling has been insulated to minimize noise in between floors. Upstairs you'll find 3 bedrooms, with 2 more bedrooms in the basement. Large fenced backyard, with ample space for the kids, pets, or entertaining. Double detached oversized garage with a large driveway provides tons of room for parking. Easy access to transit, shopping, 137th Ave, and Manning Freeway. Within a 15 minute walk to Clareview Town Center, Clareview Rec Center, the Library, and Clareview LRT Station. Whether you are an investor, have extended family, or are looking for a home with a mortgage helper this is the perfect home for you! An opportunity this good won't last long, why wait?? (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Lux Real Estate Inc

<http://ryanblackrealtor.ca/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com