



Edmonton Alberta

\$444,900

GEM INSIDE & OUT! Air conditioned bungalow with SUITE POTENTIAL has been lovingly maintained by its long-time homeowners, who have taken immense pride in every detail. From the moment you arrive, you'll appreciate the new concrete walkways framed by newly installed fences and beautiful curb appeal. Step inside to find a bright, open-concept living room, gourmet kitchen with modern cabinets & fixtures, newer windows that flood the space with natural light and vinyl plank floors throughout. Primary bedroom, two additional bedrooms and upgraded main bath completes the main floor. The fully finished basement boasts a cozy gathering area perfect for sporting events and family gatherings, wet bar, additional bedroom and full bathroom. Stunning private backyard with access to heated 19.5X21.5 garage perfect for the hobbyist. Ideally located in Delwood with access to public transportation, numerous amenities and an easy commute around YEG. AC (2024) Furnace (2022) Hotwater tank (2026) (id:6769)

Family room 3.26 m X 5.96 m

Bedroom 4 10.6 m X 13.1 m

Laundry room 4.03 m X 2.28 m

Living room 3.65 m X 5.97 m

Dining room 2.09 m X 2.42 m

Kitchen 3.94 m X 2.71 m

Primary Bedroom 3.32 m X 4.34 m

Bedroom 2 3.51 m X 3.3 m

Bedroom 3 2.45 m X 3.28 m

Listing Presented By:



Originally Listed by:
Blackmore Real Estate

[https://www.blackmore realestate.c
a/](https://www.blackmore realestate.ca/)

 **REMAX
Excellence**

REMAX Excellence

201, 5607-199 Street, 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.