



## Edmonton Alberta

Ottewell

**\$3,300**



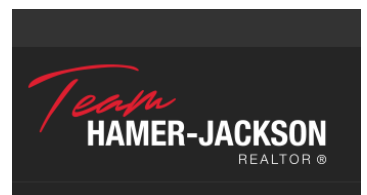
RENOVATED 4 BEDROOM bungalow in a THRIVING, quiet & safe community. CLOSE PROXIMITY to DOWNTOWN (10 minute drive) or University for those looking for more space, but accessibility. Plus lrg lot for backyard activities (BBQ & lawn maintenance included!) & lrg dbl garage (insulated/heated). Bright & sunny main floor w/ a south exposure offers ample living & dining space. Modern kitchen has plenty of storage & newer stainless steel appliances. 3 bedrooms + renovated bathroom. Quartz & LVP finishes. Renovated basement offers a 2nd living space, wet bar, flex area, sizeable 4th bedroom & 2nd bathroom. Laundry room also has extra storage. Private location (enclosed south backyard w/ mature trees & front does not face directly into neighbouring homes). Elementary, Junior & High Schools in the neighborhood. Quick to DT River Valley or MillCreek. Few minutes to link onto Henday & Whitemud accessible. Grocery/retail w/in minutes + transit! Internet, security & lawn maintenance incl. CAN RENT FURNISHED if desired! (id:6769)

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