



## Edmonton Alberta

\$398,800

Bright and spacious 1,123 sq. ft. 3+1 bedroom bungalow with upgrades over the years by its original owner. The main floor features a large living room, formal dining room, spacious kitchen with eating area, 3 good size bedrooms, and a 4 pcs. main bath. Primary bedroom has 2 pcs. ensuite. Laminate flooring throughout except the kitchen and bathrooms. The basement is about 80% finished. It features a large recreation room, huge bedroom, 4 pcs. bath, utility and laundry room with sink, and a storage room. Triple pane windows installed 10 years ago. Roof shingles about 11 years. Large 646 sq. meters lot. Lots of fruit trees in the front and back yards. Vegetable garden in the backyard as well. Double detached garage. Great quiet location, minutes to school, shopping, public transit, and the YMCA. (id:6769)

Bedroom 4 7.89 m X 4.22 m

Recreation room 7.09 m X 7.22 m

Utility room 4.04 m X 4.54 m

Living room 4.17 m X 5.77 m

Dining room 3.03 m X 2.79 m

Kitchen 4.04 m X 3.99 m

Primary Bedroom 4.04 m X 3.33 m

Bedroom 2 3.13 m X 2.53 m

Bedroom 3 3.12 m X 2.73 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.simonchong.com/>



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com