



## Edmonton Alberta

\$728,800

EXCELENT LOCATION! Rarely does one find a bungalow just steps from the serene river valley with trails for summer walks & cross country skiing in winter. QUIET street close to public & Catholic elementary schools, transit & shopping. Extensively renovated over the years including upscale tilt-and-turn upstairs bedroom windows, high efficiency triple pane most windows, updated kitchen & bathrooms. The kitchen has S/S appliances & a spacious breakfast nook. Hardwood flooring runs through the front entry, hallway & kitchen, ceramic tiles in the bathrooms & carpeting throughout the rest of the home. Spacious living/dining room, family room with gas fpl, 3 bedrooms & 2 bathrooms including a 3 pce ensuite. Fantastic basement development with media/games room, gas fpl, 3 pce bath & 2 additional bedrooms - one with an office perfect for working from home or for a teenager in the family. Over 3,100 sq ft of developed living space! A home for all ages - move in & enjoy this this family-friendly neighbourhood! (id:6769)

Bedroom 4 3.44 m X 3.4 m  
 Bedroom 5 2.76 m X 3.58 m  
 Recreation room 6.64 m X 8.69 m  
 Office 3.63 m X 3.36 m  
 Utility room Measurements not available  
 Living room 4.08 m X 5.12 m  
 Dining room 3.58 m X 3.28 m

Kitchen 3.55 m X 3.18 m  
 Family room 4.71 m X 3.78 m  
 Primary Bedroom 3.52 m X 4.38 m  
 Bedroom 2 3.12 m X 3.13 m  
 Bedroom 3 3.499 m X 3.16 m  
 Breakfast 3.01 m X 2.74 m

Listing Presented By:



Originally Listed by:  
 RE/MAX Elite

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



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:  
 sbuck56@gmail.com

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