



## Edmonton Alberta

\$544,900

Immaculate Ottewell Beauty! If you are searching for a HOME that's been loved then stop the car. Peaceful and Private. The love that has been poured into this house is evident in every room and every blade of grass. This beautifully maintained bungalow offers more than 2000 SF of total living space and boasts HARDWOOD under the living room carpet and a newer converted gas fireplace with brick surround in the lower level that heats the room in a few short minutes. HIGH EFFICIENT furnace, Shingles (2022), Bosch dishwasher (2024). Three bedrooms up and two full baths. The fully finished basement is pristine and offers a lovely cozy family room, amazing storage and a flex room that can be converted to a fourth bedroom if you add an egress window. Larch tree, lilacs, two apple trees, a Jennel maple & gorgeous perennials - a gardener's dream complete with a greenhouse plus a gazebo! Ottewell offers excellent schools, a shopping plaza and proximity to downtown & our river valley. What a perfect place to land. (id:6769)

Bedroom 4 3.66 m X 3.84 m

Recreation room 6.76 m X 5.05 m

Storage 2.38 m X 4.43 m

Utility room 1.8 m X 2.99 m

Living room 5.6 m X 4.23 m

Dining room 2.86 m X 2.58 m

Kitchen 4.13 m X 4.52 m

Primary Bedroom 4.46 m X 3.46 m

Bedroom 2 3.32 m X 2.45 m

Bedroom 3 3.35 m X 3.9 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.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.