

## Edmonton Alberta

\$528,800

Perfect family home in a mature west Edmonton neighborhood! With nearly 1,400sf above grade, this bungalow boasts 3 bedrooms & 2 full bathrooms on main level + a fully finished basement with a 4th bedroom, flex/office & another full bathroom. Upon entry find a sunny living room, kitchen with updated appliances (stainless steel appliances all 2022-2024), dining nook & family room with gas fireplace. Spacious primary bedroom is tucked at the back of the house with 4pc ensuite. 2 additional bedrooms & 4pc bathroom complete this level. Fully permitted basement development within the last 10 years ensures plenty of useable living space for the entire family! Cozy backyard boasts mature trees and a new composite deck! Upgrades include: updated lighting, newer shutter blinds, newer shingles (2019), new furnace (2022), HRV system (approx 5 yrs), AC & bedrooms just painted. Fantastic neighborhood with nearby walking trails, parks & Michael Kostek Elementary School in walking distance (highly rated). Turn key! (id:6769)

Bedroom 4 3.27 m X 3.45 m Office 3.58 m X 3.16 m Living room 3.93 m X 4.43 m Dining room 2.74 m X 2.65 m Kitchen 2.68 m X 3.85 m Family room 3.54 m X 3.62 m Primary Bedroom 3.4 m X 3.73 m Bedroom 2 2.77 m X 2.96 m Bedroom 3 2.84 m X 3.81 m Listing Presented By:



Originally Listed by: RE/MAX Elite

http://www.alangee.com/



## Royal LePage Locations West Realty

484 Main Street, Penticton, BC,

Phone: 250-493-2244 tammykozari@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.