



## Edmonton Alberta

\$583,000

This charming bungalow is situated on a PRIVATE 9,500 sq ft park-like lot with towering trees on a QUIET STREET WITH ONLY LOCAL TRAFFIC. Enjoy the delights of Brookside, a wonderful family neighbourhood by the Whitemud Creek ravine & wilderness trail leading to the the river valley. Your children can walk to elementary and junior high schools, playgrounds & playing fields. In winter outdoor skating and hockey are nearby. Large L shaped living/dining room with corner gas fireplace and a big picture window with a view of the huge yard, modern white kitchen with white appliances & patio doors from the dinette opening onto the patio. There are three bedrooms, the primary bedroom has a 2 pce ensuite & there is a 4 pce family bathroom. The basement is developed with a recreation room with a second gas fireplace, an office/hobby room, 4 pce bath, laundry facilities & plenty of storage. Easy access to Whitemud Fwy to U of A & downtown. The ideal home for a young family. Move in before school starts! (id:6769)

Family room 5.52 m X 5.8 m  
Hobby room 3.17 m X 3.52 m  
Recreation room 3.29 m X 7.3 m  
Utility room Measurements not available  
Living room 3.8 m X 6.17 m

Dining room 5.38 m X 3.44 m  
Kitchen 2.82 m X 2.89 m  
Primary Bedroom 3.44 m X 4.04 m  
Bedroom 2 2.71 m X 3.04 m  
Bedroom 3 2.71 m X 4.22 m

Listing Presented By:



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