

## \$349,000 - N/A, Edmonton

MLS® #E4451248

**\$349,000**

6 Bedroom, 2.00 Bathroom, 960 sqft

Single Family on 0.00 Acres

York, Edmonton, AB

York Bungalow, designed w/ a FAMILY in mind! Lots of street PARKING w/ a service road in front separating you from the avenue; LARGE vinyl windows up & down flood in NATURAL LIGHT & add to the curb appeal. Inside is FRESH & welcoming w/ NEW PAINT & upgraded LUXURY VINYL plank flooring. Entertain in the BRIGHT living room, or cook in the SPACIOUS L-shaped kitchen w/ an EAT IN NOOK, large bright window on the West side to bring in the light & a VIEW of the rear yard while prepping meals. RELAX in the 4 piece bath w/ TILED tub surround; 3 bedrooms finish off the main floor. A Basement you'll love! 3 bedrooms, 2 of them massive offer a space for family or guests. A 3 piece UPGRADED, tiled bathroom adds class & function to the space. DOUBLE DRYWALLED w/ a professional fire suppression system throughout the basement adds safety & possibilities for group homes if desired. Play in the LARGE, FENCED yard w/ a STORAGE SHED & room for R.V. PARKING. Park in the DOUBLE DETACHED garage. See it, you'll LOVE this place!

Built in 1966

### Essential Information

MLS® # E4451248

Price \$349,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 960                    |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | York     |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5A 1C8  |

### Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Amenities      | Hot Water Natural Gas, Parking-Extra, R.V. Storage, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 4                                                                                                          |
| Parking        | Double Garage Detached                                                                                     |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Finished                              |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Vinyl                                                                               |

Foundation                Concrete Perimeter

**School Information**

Elementary                York  
Middle                     Steele Heights  
High                        M.E. Lazerte

**Additional Information**

Date Listed                August 5th, 2025  
Days on Market        15  
Zoning                     Zone 02

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Listing information last updated on August 20th, 2025 at 9:02pm MDT