



GRASSROOTS
REALTY GROUP

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**9124 167 Street NW
Edmonton, Alberta**

MLS # A2267735



\$499,000

Division:	West Meadowlark Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,001 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Sauna, Vinyl Windows		

Inclusions: N/A

Welcome home to this well cared for bungalow in an amazing location! Situated walking distance from the Misericordia Hospital, West Edmonton Mall and two schools; Aleda Patterson Elementary and Jasper Place High School, you will fall in love with how convenient this 4 bedroom, 2 bath home is! This wonderful home has seen numerous updates to the main level including slate and vinyl flooring, new windows, new appliances and updated paint. On the main level you'll find 3 generously sized bedrooms and a four piece bath along with a spacious living room with wood burning stove and well appointed kitchen/dining area. The basement boasts a nostalgic cavernous family room with its own wood burning fireplace, an additional bedroom, three piece bath and a sauna. In the back yard, you'll find a peaceful oasis with lots of trees with a heated double detached garage and RV parking. With many updates to the home including over \$30,000 of concrete work, newer shingles and main floor windows, all you have to do is move in! Locate steps away from schools, health care and shopping you will love the location and your new life in West Edmonton.