

## \$469,900 - N/A, Edmonton

MLS® #E4431237

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,549 sqft

Single Family on 0.00 Acres

Lorelei, Edmonton, AB

Welcome to Lorelei ! This fabulous, renovated bungalow offers over 2500 sqft living area. The main floor features a large formal living room, dining area, renovated kitchen with all high end appliances, family room with a cozy wood burning fire place, spacious primary bedroom with 3 pc ensuite, two other bedrooms, common bath and laundry area. The lower level has a living room, office area which could easily be converted to a bedroom and a large rec area, bar, bonus room and a half bath. There are plenty of storage space as well in the basement. Recent upgrades include 22x24 garage with 220V line ( faster charge for EVs) and gas connection for future heater, all appliances, wall papers, paint and many more. The fully fenced and landscaped private backyard has a covered patio, gazebo and ideal to enjoy the summer evenings. This gorgeous home is conveniently located to public transportation, schools, shopping and Anthony Henday. IMMEDIATE POSSESSION AVAILABLE

Built in 1979

### Essential Information

MLS® # E4431237

Price \$469,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,549                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Lorelei  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5X 4R7  |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                           |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Lorelei School            |
| Middle     | Mary Butterworth Jr. High |
| High       | Mary Butterworth Jr. High |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 27          |

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Listing information last updated on May 5th, 2025 at 1:32pm MDT