

## \$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	61
Zoning	Zone 27

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