

# Beautiful Bungalow in Suder Greens in the West end of Edmonton



20731 90 Avenue NW  
Edmonton

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#144 363 Sioux Road Sherwood Park

Legal land description: Plan: 0625856 Block: 26 Lot: 24

Size: 149 sq. m

Lot Size: 490 sq. m

Built in 2008

Taxes (2017): \$4,259.78

## Features

- ∞ Front exposed concrete driveway to double car garage
- ∞ This clean and well-kept home features an open floor plan on the main floor with high ceilings.
- ∞ The large kitchen has an island that can seat 3 people and a large eating area on the side.
- ∞ Also in the kitchen are granite counter tops, maple cabinets stainless steel appliances and large walk in pantry
- ∞ The great room has an electric fireplace as the center piece of a feature wall made up of windows
- ∞ The large master bedroom on the main floor has a five piece ensuite bathroom with his and hers sinks and a separate shower and bath.
- ∞ Second bedroom on the main floor as well as a four piece bathroom.
- ∞ There is also main floor flex room with a closet that could work as a formal dining room, den, office or even an additional bedroom.
- ∞ Cherry hardwood floors throughout much of the main floor.
- ∞ Ceramic tiles in the bathrooms and laundry room.

- ∞ The main floor laundry room leads to garage
- ∞ There is a newly installed central vacuum system
- ∞ The basement is fully finished with two bedrooms and a full bathroom
- ∞ A large L shaped family room dominates the basement space.
- ∞ Basement utility room is an excellent storage space.
- ∞ Low maintenance landscaping in the back yard with a 2.4m x 3.1 m garden shed.
- ∞ Non-smoking and no pet house.
- ∞ Low traffic area in a cul-de-sac.

Norman Hill (Listing Realtor™) is related to the seller.

**Price: \$535,000.00**

*All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations of any kind are made.*

