



GRASSROOTS
REALTY GROUP

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14538 37 Street NW
Edmonton, Alberta

MLS # A2332142



\$338,000

Division:	Kirkness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,012 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Covered, Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Other		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RF1
Foundation:	Poured Concrete	Utilities:	-
Features:	Steam Room		

Inclusions: Sauna

A distinctive property with exceptional outdoor space! This three-bedroom home is situated on an oversized, fully fenced site with an additional lot included on title. The expansive yard provides ample room for gardening, recreation, pets and outdoor entertaining. Inside, all three bedrooms are conveniently located on the upper level, complemented by two bathrooms and a practical, comfortable layout. The property backs onto a rail corridor, meaning there are no residential neighbours directly behind. For buyers seeking a home with substantially more land and room to enjoy the outdoors, this unique property is well worth experiencing in person. Contact Jeff Lehoux for viewings: 780-699-9115