

## \$519,900 - N/A, Edmonton

MLS® #E4435304

**\$519,900**

5 Bedroom, 2.00 Bathroom, 1,298 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

**PLATINUM PROPERTY!** This original-owner bungalow offers nearly 1300 sq ft of beautifully maintained living space in Forest Heightsâ€”one of Edmontonâ€™s most desirable mature neighbourhoods just steps to the river valley and minutes to downtown. Inside, enjoy a sun-filled living room with bay window, spacious dining area with built-in buffet, and a large oak kitchen with granite counters. The main floor features 3 bedrooms, laminate flooring, and a refreshed 5-pc bath with double sinks. The bright, fully finished basement boasts large above-grade windows, a massive rec room, 2 more bedrooms, a second full bath, laundry, and cold storage. Pride of ownership shines with vinyl siding, newer furnace (2021), shingles (approx. 2016), and mostly vinyl windows. Outside offers a composite deck, patio space, garden beds, and an oversized double garage with extra parking. A unique opportunity in a family-friendly community near trails, top schools, coffee shops, and dining!

Built in 1965

### Essential Information

MLS® # E4435304

Price \$519,900

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,298
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 2Z8

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Forest Heights
Middle	Hardisty
High	McNally

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	1
Zoning	Zone 19

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