







# 13307 133 AV NW

Edmonton, Alberta

 <b>BEDROOMS</b> 4	 <b>BATHROOMS</b> 2	 <b>REFERENCE NUMBER</b> E4210118	 <b>YEAR BUILT</b> 1958
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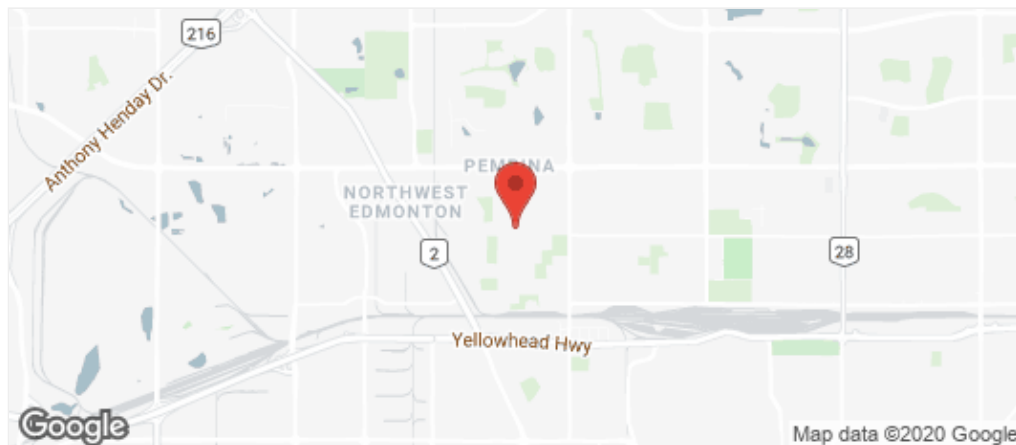
**PRICE:** CAD 283,900

## SUMMARY

Wonderful location, lovely character home, lots of valuable upgrades done! Kitty corner to a lovely treed park, the setting is peaceful, tranquil and serene. Fresh and immaculate, this well cared for bungalow was recently painted in nice neutral tones. New vinyl plank flooring on the main floor in addition to the gleaming original hardwood in living and dining room which is in superb condition. New furnace in 2019 along with new air conditioning provides worry free living for many years! Shingles replaced in 2018 - enjoy the stress-free longevity of a new roof for a long time to come along with added attic insulation in 2019. Electrical upgrade to 100 amp in 2019 as well as upgrade to some plumbing. 2 bedrooms on the main plus 2 downstaire along with

## AMENITIES

- Air Conditioning
- Refrigerator
- Humidifier
- Dryer
- Washer
- Forced Air
- Range / Oven
- Finished



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