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MLS®# C4272653



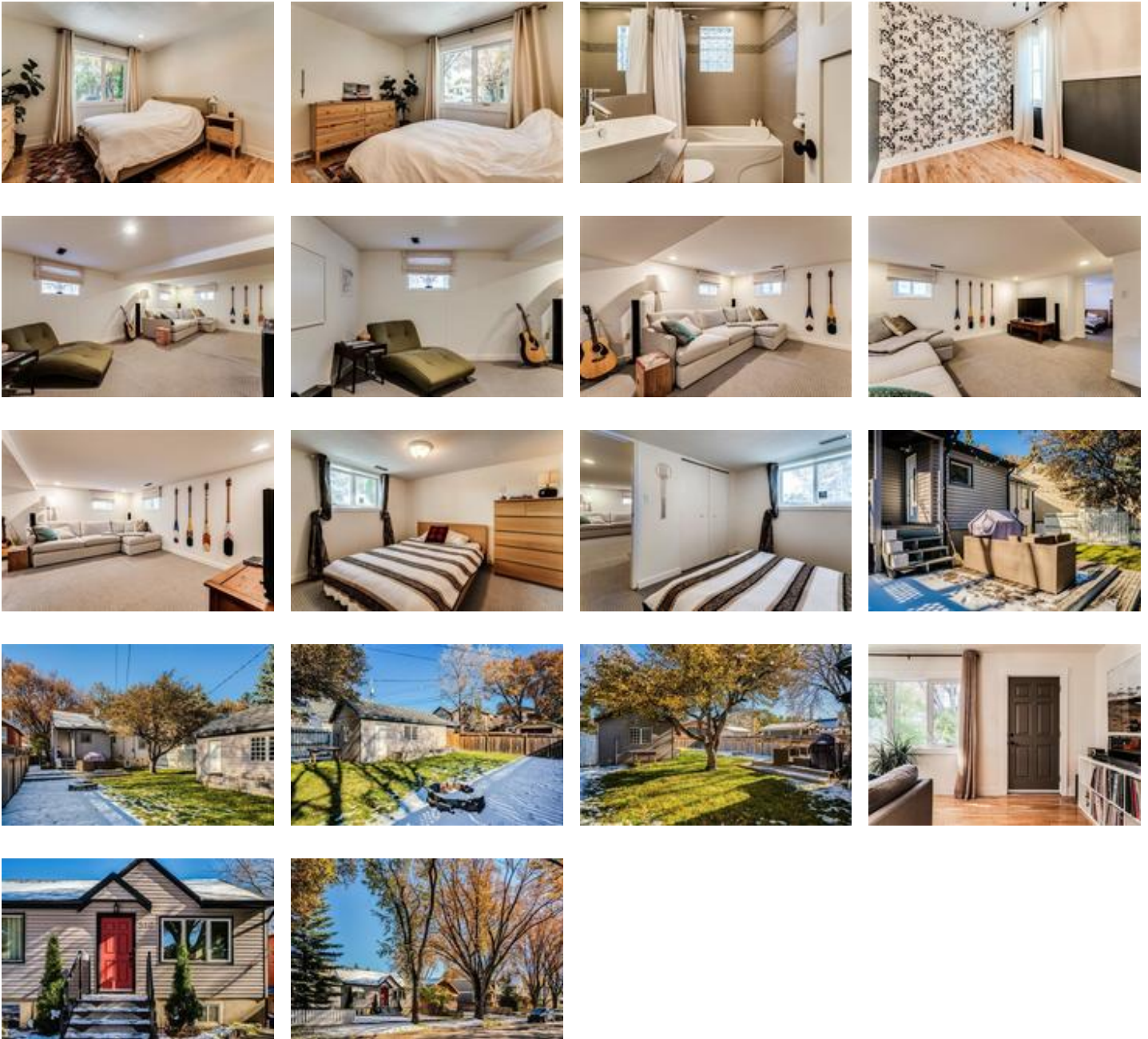
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Property Value	\$579,000
Type	House
Style	Bungalow
Basement	Full
Parking	1
Year Built	1945
Living Area	787 sq.ft.
Lot Frontage	39.96 ft
Lot Size Area	4,402.44 sq.ft.
Bedrooms	3
Bathrooms	2 full

## Description

Welcome to this quaint and charming 3 Bed 2 Bath home with fantastic curb appeal sitting on a 40 ft lot in the heart of Bridgeland. As you enter you will notice the ample amounts of light from the large windows and west facing living room (hello sunsets!!), plus a fireplace to cozy up this winter. The upper floor is complete with a spacious kitchen and dining area, two bedrooms as well as an upgraded bath. Heading downstairs, you will find a large rec room, bedroom with full sized windows and an additional bath. The oversized backyard was built for entertaining with a large walkout deck, firepit and a single garage. This home has been updated with newer windows, trim + doors, newer roof, upgraded electrical, plumbing. This is the perfect place to call home nestled on a tree lined street close to all of the fantastic amenities of Bridgeland, close to downtown, river and more.





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