



**\$699,900**

**MLS# 202522421**

**3 Bedrooms | 3 Bathrooms | 1,851 Sqft**

Showings start Thursday Sept 11th, offers to be presented Monday Sept 15th 7pm. Nicest street in Southdale. This is a custom built bungalow on a pie lot backing onto the 6th hole of Niakwa Golf & Country Club. From the front foyer you see the open concept living room and dining room with vaulted ceilings and large front windows. Main floor also consists of eat-in island kitchen overlooking family room with gas fireplace, patio doors from eating area out to a huge sunroom (15x19'), spectacular for entertaining or quiet mornings and evenings (safe from rain and bugs). Main floor also has 3 bedrooms, one of which is the primary bedroom with walk-in closet and deluxe ensuite, main bathroom and laundry area off the garage entrance. The finished basement includes a recroom with wet bar, 3 piece bathroom, storage/furnace room and 2 extra rooms. Fantastic location, fenced yard, shed, deck and double attached garage. Features: Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Storage Shed, Stove, TV Wall Mount, Vacuum built-in, Washer, Window Coverings



For full listing details,  
please scan:



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**RE/MAX**  
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*Disclaimer: All information contained herein is deemed to be reliable however it is up to the buyer to do their own due diligence.*

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