



## 10308 172 Avenue Edmonton AB

\$449,900

Ideal home for the whole family! This Birkholz built 4-level split is located in the family-friendly community of Baturyn. The spacious living room welcomes you with its bright ambiance and seamless flow into an attached dining room, making it ideal for family gatherings and entertaining. In the kitchen you will find plenty of cabinets and counter space, plus a big window to watch your kids play in the backyard. Upstairs are 3 spacious bedrooms, including a primary suite with a 2-piece ensuite, plus a 4-piece bathroom. The lower level is bright and spacious with a family room featuring a gas fireplace, plus a 4th bedroom, 3-piece bathroom and the laundry room. The basement offers a large rec room with hookups for a future wet bar, as well as a separate office/den area. The double detached garage has an extra large pad outside of it with plenty of parking for any toys! A very short distance from Baturyn park and elementary school, plus a fully fenced yard makes this the ideal spot for your growing family.

Listing Presented By:



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