



## 11111 170 Avenue Edmonton AB

\$499,900

Welcome to this beautifully renovated, spacious Bungalow in the mature community of Baturyn, boasting over 2,300 sqft + of living space. This 5-bed, 2.5-bath home has been thoughtfully upgraded for modern comfort and style. The open-concept layout is flooded with natural light, showcasing a brand-new kitchen with sleek stainless steel appliances. Down the hallway, you'll find 3 generously sized bedrooms, including a primary suite with its own private half bath, complemented by a beautifully renovated full bathroom. The fully finished basement further expands your living space, featuring a large family room, 2 additional beds, and a full bathroom perfect for accommodating a growing family. Outside, the stunning backyard is a true retreat, with new concrete work and immaculate landscaping that create an ideal space for entertaining. The property also offers a newer Hot Water Tank, Siding, shingles, Eavestrough, Soffit, Facia, Garage Door, Driveway, Fence and so much more. Make this your home today!

Listing Presented By:



Originally Listed by:  
Sable Realty

[moe@sablerealty.ca](mailto:moe@sablerealty.ca)



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)