



## 11817 173A Avenue Edmonton AB

\$469,950

Quiet neighborhood street location, backing on walking trail leading to lake. The walkout basement has large sunny windows and direct access to a landscaped backyard. Basement offers great potential for future development. Greet your guests in the Spacious foyer/entry area, durable tile flooring and double closet, with open staircase to upper level. Guest bathroom on main and access to insulated double garage. Open concept main living space, Hardwood floors, bright sunny southside windows. Livingroom features corner Marble surround, gas fireplace, two windows and hardwood floors. White kitchen cabinets and corner pantry for extra storage, Stainless Steel appliances and tile backsplash. Spacious dining area has two windows, access to deck and wonderful view of the lake. 2 bedrooms on upper level, 2nd bedroom with double closet, Master bedroom features walk-in closet, full ensuite and double-wide, tiled, glass door, shower stall. Family Friendly neighborhood, with easy access to shopping and Anthony Henday

Listing Presented By:



Originally Listed by:  
Keystone Realty

peter@kubiczekteam.com  
<http://www.kubiczekteam.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

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