



12236 171 Avenue Edmonton AB

\$559,990

CUL-DE-SAC living: safe, quiet, no through road. 3 beds, 2.5 baths, 682 sq ft of undeveloped basement. 1745 sq ft up & 2-tiered deck. Raised garden beds stay. Immaculate/move in ready. Flooring: Hardwood, tile & carpet. Central A/C! Open concept living on main. Granite kitchen w/SS appliances, pantry, reverse osmosis water filtration, eat up island & ceramic tile backsplash. Bonus rm w/10 ft ceilings. Primary has 4 pc ensuite w/soaker tub, separate shower & upgraded closets in bedrooms. Double attached garage (413 sq ft) drywalled & insulated. Back up alarm for sump pump alarm stays. Rough in for full bathroom in basement. Hot tub has been removed but electrical hook up and concrete pad are ready for future hot tub. Fire pit stays. 3 blcks to amenities of Newcastle Centre & Albany (Walmart), 3 mins to Anthony Henday. All furniture, fridge in basement, deep freeze, and shed on East side of house are negotiable. 2024 taxes \$4,451.03. Shelves in both kids rms excluded.

Listing Presented By:



Originally Listed by:
RE/MAX River City

SarahKeatsRealtor@gmail.com
<http://sarahkeats.remax.ca>



RE/MAX Real Estate

129 Mountain Ash Drive,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net