



# 14524 87 Avenue Edmonton AB

\$569,000

Located walking distance from the river valley, this renovated bungalow offers over 1,360 sqft of upgraded living space and includes a newer 28x24 garage and roof. The main floor showcases a modern kitchen equipped with granite countertops, under-cabinet lighting, a gas cooktop, built-in oven, and a breakfast bar. A bright living room featuring large windows, tigerwood hardwood flooring, and a fireplace. There are three spacious bedrooms and a fully renovated four-piece bathroom. The fully finished basement adds a large recreation room, two additional bedrooms, a generous utility area, and a three-piece bathroom. Upgrades over the years encompass a high-efficiency furnace, 50-gallon hot water tank, updated electrical and plumbing, new windows and doors, air conditioning, professional landscaping, a new deck, weeping tile, and a sump pump. Situated near the future LRT line, shopping centers, schools, the river valley, dog park, and Valley Zoo.

Listing Presented By:



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