



## 17108 85 Avenue Edmonton AB

\$419,000

On the market for the VERY FIRST TIME in Thorncliffe is this exceptionally well maintained, SOLID 1185 sq. ft. Bi-level home with 5 BEDROOMS and 2.5 BATHS incl. ensuite. Ideally located just steps from West Edmonton Mall and the new train station, yet nestled in a QUIET, PEACEFUL LOCATION, this home is surrounded by an incredible array of AMENITIES within walking distance, offering unmatched convenience. Set on a spacious 60' WIDE LOT, the property features an oversized double garage with plenty of parking space for all. Many of the windows have been upgraded to ENERGY-EFFICIENT VINYL, insulation has been added to the attic, the ROOF WAS REPLACED in 2018, and the furnace has been meticulously maintained, including a recently installed igniter. LARGE WINDOWS both upstairs and downstairs, allow the wonderful south-facing sunlight to fill the home, making every space bright and inviting. This no-smoking, no-pet ORIGINAL OWNER home is a must-see property presented for the very first time!

Listing Presented By:



Originally Listed by:  
Fair Realty

sheldon@teamkennedy.ca  
<http://www.teamkennedy.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

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