



## 17234 9 Avenue Edmonton AB

\$649,900

Beautiful 4bed/3.5bath, 2-Storey home with SEPARATE ENTRANCE to a Fully Finished One Bedroom LEGAL BASEMENT SUITE in Langsdale... on the market! Modern, high end finishings. Main floor features an Open concept Living room, Kitchen/Dining area with a chef's kitchen to enjoy comes with a large center island with extra seating. The living room area is cozy with an electric fireplace to enjoy and a 2 pc bath to complete the main floor. Upstairs you will be greeted by a Bonus/Loft area, a Master Bedroom with walk in closet and an ensuite bath. This level has 2 more bedrooms, another full bathroom and the convenience of laundry on this floor. The LEGAL BASEMENT SUITE is fully developed with a family room, large sized kitchen, bedroom, 3 pc bath, laundry and storage area. This home is fully fenced, has a large sized deck and a double attached garage. Close to schools, shopping centres, bus routes, movie theatre, restaurants, easy access to the Anthony Henday/whitemud drive & so much more!!

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

rishighai07@gmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

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