



## 17608 91 Avenue Edmonton AB

\$559,900

Located in the sought after quiet neighbourhood of Summerlea, find this custom built 2160sf home on a 476m<sup>2</sup> fenced lot. The main floor has hardwood and newer flooring. Upon entry you'll note the vaulted ceilings offering loads of light, a generous sized living room and dining room. There's a nicely laid out kitchen with ample cabinetry, counter-space and a nice sized eating area. Main floor also has an extra bdrm/office, laundry & 3 pce bath. The kitchen overlooks a large family room with a brick surrounded wood burning FP. Off the kitchen is a 3 season SUNROOM for maximizing summer days. Upstairs find 3 sizeable bedrooms and 4 pce bthrm. The master offers a 5 pce ens with a jetted tub + walk in closet. The basement is fully developed with a second family room, bdrm, storage rm, 3 pce bathroom and second KITCHEN. Beautiful mature trees in the back yard, PLUS it backs on to a kiddie PARK. An insulated double attached garage with water completes this home.

Listing Presented By:



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