



## 1819 35 Avenue Edmonton AB

\$460,000

CHARMING HOME in perfect family friendly community with schools, playgrounds & bus stop all within walking distance. Easy access to Whitemud Drive, Anthony Henday & Meadows Transit System for your morning commute. Nearly 2000sq ft of livable space w/fully finished basement featuring rec room w/floating wood shelving, 4th bdrm, quaint 3pc bath & plenty of storage. Welcoming foyer w/closet has hallway leading to convenient main-level laundry room w/built in's & full-sized washer/dryer. The great room showcases a built-in cabinetry & large windows for abundance of natural light. Kitchen offers newer SS appliances (induction stove w/air fryer). A few steps up, you are greeted w/spacious owner's suite complimented by 4 pc ensuite & his/her closets. 2 add'l junior rooms & 4pc bath. Updates include new roof, furnace, tankless HWT, sump pump & AC. The garage is heated, perfect for these chilly winter days! Fully fenced & landscaped w/amazing back deck/pergola in SOUTH FACING YARD. A+

Listing Presented By:



Originally Listed by:  
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