



## 18327 71 Avenue Edmonton AB

\$625,000

Welcome to this custom built, large bungalow which has been professionally renovated within the past 5 years. Perfect for the growing family and entertaining guests. The main floor features hardwood and tile flooring, a large living room, 3 bedrooms, main bath w/ jetted tub, sunken family room w/ wood burning fireplace w/ gas lighter, open to a beautiful chef's kitchen & dining area. The large kitchen features granite countertops, under cabinet lighting, Wolf induction cooktop, Bosch dishwasher, 12' island w/ seating area & built-ins for storage/display. The primary bedroom has 3pc ensuite w/ large walk-in shower. Patio doors lead to a large, south facing, mature, backyard w/ deck & cobble stone patio. A curved staircase & French doors lead you to the basement w/ its own lovely, bright family room, gas fireplace, 2 bedrooms & 4pc bath, loads of storage & laundry. Newer furnace, A/C, tankless hot water, upgraded windows & newer roof. Great curb appeal, neighborhood, and large assumable mortgage at 2.99%.

Listing Presented By:



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