



## 19024 86A Avenue Edmonton AB

\$475,000

Welcome to your new four-level split home, ideally located for easy access to both Anthony Henday Drive and the West Edmonton Mall! This eco-conscious residence spans approximately 2,100 square feet, providing ample space for comfortable living. With its net-zero energy design, you'll enjoy reduced utility costs while contributing to a greener environment. Step inside to discover the modern amenities that await you. The home features a new hot water tank and furnace, ensuring efficiency and reliability for years to come. Hardwood flooring throughout adds warmth and elegance, complementing the wood-burning fireplace, perfect for cozy evenings with loved ones. The main level also boasts a brand new washer and dryer for added convenience. Step outside onto the double deck patio, where you can enjoy outdoor dining or simply relax in the sunshine. With its prime location and modern upgrades, this home offers the perfect combination of convenience and comfort. Don't miss out on this opportunity.

Listing Presented By:



Originally Listed by:  
Sterling Real Estate

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