



## 20024 53A Avenue Edmonton AB

\$359,900

Great location in the Hamptons! Situated in a cul-de-sac, this beautiful half duplex on the main floor boasts an open concept kitchen, dining room, living room and a powder room. Kitchen has newer appliances (2021) and plenty of counter space. Relax in your living room with gas fireplace. Upper floor has a large primary bedroom. Complete the upper floor with 2 more bedrooms and a full bathroom. Main & Upper floors are replaced with modern look Luxury Vinyl Plank (LVP in 2021). Roof is just recently replaced- April 2024! High efficiency furnace (2021), Hot water tank (2019). Feature walls (millwork) on main floor and upper bedrooms (2021) Washer & Dryer (2022) Other features include a single attached garage, mature tree in the front yard, large patio deck and backyard has apple trees and shrubs. Close to amenities, just a few minutes-walk to Bessie Nichols K9 School, and close to other schools (Catholic), playgrounds, shopping and easy access to the Anthony Henday.

Listing Presented By:



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