



## 3855 170 Avenue Edmonton AB

\$470,000

Welcome to this stunning & well kept, fully finished, AIR CONDITIONED half duplex in the family friendly community of Cy Becker! This 2 storey Pacesetter home has hardwood floors on the main level, 2pc bathroom, kitchen has a walk-through pantry, granite countertops, center island, 2 yr old stainless steel appliances w/ gas stove, & the living room has an inviting gas fireplace. Main & upper floors have a fresh coat of paint. Upstairs, you'll find 3 bedrooms including the primary bedroom w/ walk in closet & an ensuite, convenient upstairs laundry, 4pc bathroom, & loft space that can be use as an office/sitting area. The basement is professionally fully finished w/ 1 bedroom, 4 pc bathroom, & living space. This home comes fully fenced landscaped yard, & an insulated, drywalled, DOUBLE ATTACHED GARAGE. Great amenities close by include Manning & Clareview Town Center, 2 rec centers, parks & trails, Anthony Henday & the convenient Clareview LRT station. This home is move in ready, you won't be disappointed!

Listing Presented By:



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