



## 4826 170A Avenue Edmonton AB

\$569,900

The Wexford III provides space for family dinners or birthday parties and everything in between. This open-concept layout ensures your families space flows seamlessly. The upper floor has a large bonus room providing an additional space to meet to watch cartoons, set up exercise equipment or cozy up for movie night. You will also find 3 spacious bedrooms and large primary suite to relax and unwind. Additional features include LVP flooring throughout the main floor, electric fireplace, large windows for ample natural light, stainless steel appliances and large dining room. This home also has a main floor spice kitchen and a side separate entrance to the basement for future development. This home is conveniently situated in the Northeast community of Cy Becker Landing providing easy access to Anthony Henday Drive, Manning Town Centre and Clareview Community Rec Centre. This home is now move in ready!

Listing Presented By:



Originally Listed by:

Royal LePage Arteam Realty

wallykarout@royallepage.ca

<http://www.wallykarout.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215

[rsplant@telus.net](mailto:rsplant@telus.net)