



## 5308 14 Avenue Edmonton AB

\$379,900

Wonderful family bungalow in Sakaw with numerous upgrades. Located on a quiet street this welcoming property features spacious Kitchen with newer cabinets (2020), butcher block countertops (2020), stainless steel appliances - Refrigerator (2020), Ceran top Stove (2023), Built-in Dishwasher (2022) and lighting (2020). Lovely sunken livingroom and formal dinigroom both with hardwood flooring. 3 spacious bedrooms upstairs as well as a 4th downstairs. Main bathroom flooring and vanity redone in 2024. Enjoy the extra space of the fully finished basement with rec room, office/storage, bedroom and bathroom - vanity, flooring and toilet upgraded in 2024. Three main front windows replaced in 2022, Patio door 2020, Deck rails and stairs replaced in 2021, Roof 2023 and exterior of home repainted 2023/24. Furnace motor (2021) and motherboard (2022). This well cared for home is close to schools, shopping, public transportation and the Henday.

Listing Presented By:



Originally Listed by:

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