



## 5528 163 Avenue Edmonton AB

\$349,000

FIRST TIME BUYER OPPORTUNITY! Located in desirable Hollick Kenyon this well maintained, spacious 3 bedroom, 2 bath home with NO CONDO FEES has a great open design floor plan! The bright entry way leads through to the modern kitchen which has lots of quality oak cabinetry, stylish black appliances, plenty of counterspace and fabulous island with eat up breakfast bar overlooking the sunny dining area & patio doors to the deck. The elegant living room has lovely big windows flooding the home with sunlight. A 2-pce bathroom completes this level. Upstairs there is a full family bathroom and 3 generous bedrooms with lots of closet space. The unfinished basement provides lots more potential living space. The attractive exterior has an attached garage, newer roof (2023) and a large fenced yard with deck. Nicely located close to major shopping, parks and walking trails - this stylish & affordable home is absolutely perfect - take a look!!

Listing Presented By:



Originally Listed by:  
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