



## 6103 87 Avenue Edmonton AB

\$444,777

You've hit the JACKPOT with this home! This lovingly cared for home is full of charm & has seen many recent updates! Off the front foyer, there is a bright, spacious living room, complete with a large window that floods the space with natural light. The kitchen features gorgeous GRANITE COUNTERTOPS, abundant storage and an eat-in dining area. The main floor offers three generous bedrooms, including a primary bedroom, and a 3-piece main bathroom. Head downstairs to discover a large family room with a rough-in for a wet bar. You'll also find an additional spacious bedroom, a second 3-piece bathroom, laundry, and plenty of storage. Outside is a double detached oversized garage that is INSULATED & HEATED with NEW door and opener! There are NEWER VINYL WINDOWS throughout, the ROOF was REPLACED in 2021, there is also a NEW WATER HEATER and the FURNACE was replaced in 2016. Located in the quaint neighbourhood of Kenilworth, this home is located close to schools, parks, shopping, restaurants & so much more.

Listing Presented By:



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