



## 6507 89 Avenue Edmonton AB

\$419,900

Well kept 1240 sqft bungalow with fully finished basement, SEPARATE ENTRANCE & SECOND KITCHEN in the sought after community of Kenilworth. Located within walking distance to the park and several schools. The main floor features a well-appointed kitchen, a generous living room with dining area, large primary bedroom, 2 more bedrooms and full bathroom. The basement boasts a spacious REC room 2 additional bedrooms with large windows above grade and 3pc bathroom. Recent upgrades include a new HWT and newer shingles (2023). Single over-sized detached garage and a good-sized South facing backyard.

Listing Presented By:



Originally Listed by:  
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