



## 807 173 Street Edmonton AB

\$599,990

Welcome to this fabulous 2-story home in Langdale, nestled in a peaceful cul-de-sac. The main floor features an open-concept layout, where a sleek kitchen flows effortlessly into a spacious living room, complete with a cozy gas fireplace—perfect for gathering on chilly evenings. A well-appointed office provides an ideal space for work or study, while large windows throughout allow natural light to fill the space, creating a warm and welcoming atmosphere. Upstairs, you'll find 3 generous bedrooms along with a versatile bonus room, perfect for a play area, media room, or quiet retreat. The large unfinished basement offers endless possibilities for customization and additional living space. The expansive, low-maintenance backyard invites outdoor enjoyment, ready for your personal touch. With excellent schools, scenic walking trails, ponds, shopping, and convenient transportation nearby, this home beautifully combines comfort and accessibility. Experience the charm of this Langdale gem—your new home awaits!

Listing Presented By:



Originally Listed by:  
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