



## 8223 34A Avenue Edmonton AB

\$459,900

\*\*\* Does Your Home Search End Here, Dear Buyer? \*\*\* Looking for a BIG home with LOADS of space for the family? NOT another cookie-cutter crammed in with the neighbours? This 70's split-level gem stands strong with sturdy construction & unique style. UPSTAIRS: 4 large bdrms (no one stuck with a tiny room!) Kids get a 4pc bath. Parents enjoy a private 3pc ensuite. MAIN: Entertain guests in the sunken living room, dining room, or the updated oak kitchen (check out the built-ins!) Main floor laundry. 2pc bath. ANOTHER family room w/ cozy fireplace. DOWN: den for guests/office/unruly teenager lol. Unspoiled rec space for hangout/play around. GOT WHEELS? You'll LOVE the double oversized HEATED garage + extra big driveway. YARD: Massive. Fully fenced for kids+pet safety. South facing for the garden you want to plant. CONVENIENT: Transit, South Edm. Common & Costco are moments away. Quick access to Henday/Whitemud. Original family-owned home has been meticulously maintained. This is as turn-key as it gets!

Listing Presented By:



Originally Listed by:  
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