



## 8516 33 Avenue Edmonton AB

\$375,000

Located on a quiet street close to Frere Antoine school and just 1 block from Tipaskan School, a playground & community centre this home is a great family home! With approx. 1600 sq. ft of finished space, 4 bedrooms & 2 bathrooms there's lots of room for the family. The home has undergone some updating over the past few years including: shingles on both house & garage (2023); brand new LVP flooring up & carpet down (2024); fresh paint (2024); refaced kitchen cabinets & new hardware (2024); new bathroom vanities (2024); new shower in downstairs bathroom (2024) & a new composite back deck (2020). You'll appreciate the bright living room with south facing window, the eat in kitchen with good sized dining area & the double French doors that lead to a new deck, private yard & a play structure for the kids. The lower level offers a large family room with roughed in bar, 2 additional bedrooms, a full bath & laundry/storage room with cabinets. The icing on the cake is the oversized double garage. Welcome home!

Listing Presented By:



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