



## 9218 169 Street Edmonton AB

\$399,500

Come on and have a look at this 4 bedroom (2 up/2 down) home located across from a park in West Meadowlark Park community. This home has just been painted (main floor) and brand new carpet in the main floor bedrooms. This home has undergone several upgrades/renos over the years. There is a FIFTY year metal roof installed in 2013, as well as new windows and doors at that time. Insulation was upgraded to R40 too. This home boasts TWO furnaces which would allow easy conversion into a legal basement suite and make this an income providing property. The kitchen has solid maple cabinets that will last forever, a formal dining area with built in storage. The living room is generous size. The basement has a very large second living room and two bedrooms and their own bathroom. This home sits on a very large lot 638m<sup>2</sup> and has NEW fencing and an insulated double garage. This home ticks off all the boxes for a family or investor. Walking distance to several schools and WEM. In this market best to see this SOON!

Listing Presented By:



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