



## 9819 149 Street Edmonton AB

\$480,000

Welcome Home! Just turn the key and move into this delightful 5-bdroom home with over 2,000 sqft of living space in the luxury community of CRESTWOOD. New Kitchen with open concept living-dining area, QUARTZ countertop & island too, WI-FI appliances, tile backsplash throughout the kitchens & 2 bathrooms. There is also City of Edmonton fully PERMITTED BASEMENT (not a legal suite) downstairs with a SEPARATE ENTRY foyer and 2 bedrooms, full kitchen, bathroom and rec room. The upgrades include roof, electrical, new luxury vinyl flooring & modern baseboards and trim, new bathrooms, PVC windows, new driveway, paving, FULLY FENCED back yard, landscaping and much more. A rare opportunity to own a property under \$500k in the desirable community of Crestwood that nestled between two ravines, overlooking the River Valley and boasts some of the highest-rated schools in Edmonton. The home is conveniently located, with easy access to commute routes, amenities, schools, parks, & shopping; only 15 min to West Ed Mall!

Listing Presented By:



Originally Listed by:  
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