



## 9831 169 Avenue Edmonton AB

\$414,900

Not a cookie cutter- nice curb appeal. Featuring brick finish with an upper balcony and rear lower deck. Low maintenance yard. Oversized double garage (new shingles on garage 2023) with large parking pad. Rear alley access. Quiet area close to everything with great neighbor's in this crescent. The street rejuvenation has been done. Sidewalks, new paved street and alley, street lights and utilities. Ready to enjoy. Inside is an open-to-below spacious concept. Upper floor has master bedroom with two huge walk in closets. Three piece bath and a great room. Two patio access points to the upper balcony that runs the width of the house. Two more bedrooms on main floor. European style kitchen tucked away at rear with a separate formal dining room. The home has been updated with flooring and paint yet retains original character and style.

Listing Presented By:



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