



## 10010 172 Avenue Edmonton AB

\$339,900

This one CHECKS all the BOXES! This 1/2 duplex offers ALL the perks of a detached house without the price tag! Boasting 4 bedrooms, 3 bathrooms, a separate SIDE entrance to the fully finished basement with newer flooring, HUGE finished and heated detached garage, RV/toy parking, full sized corner lot with awesome deck under private mature trees, loads of street parking on the side & enclosed dog run with turf! Updates to the home are endless and include newer vinyl windows, shingles, furnace, A/C, Hot water tank, basement flooring & main bath renovation. Nothing to do here but move in and enjoy all the space! Main floor with big living room with full wall of windows to the front street, kitchen offers solid wood cabinets, open to dining area, completing main level is convenient 2 piece bath, upper level home to 3 good sized bedroom sharing updated 4 piece bath with soaker tub, lower level has a bedroom, living room, full 3 piece bath, laundry & mechanical. Shows 10/10 immediate possession available!

Listing Presented By:



Originally Listed by:  
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