



## 12618 109 Avenue Edmonton AB

\$489,900

Welcome to this fantastic newly RENOVATED 2-storey in the historical neighbourhood of Westmount. Come+fall in love with the 2021 renovation, by award winning Ackard Homes. The beautiful main floor has a spacious entry with engineered hardwood extending through; a large+bright front living room; designer kitchen w/timeless white cabinets, quartz, eat-up island+dining room that can seat up to 8 people comfortably; a cozy family room with gas fireplace; laundry+2pc bath. Upstairs, you will find the primary bedroom (with ensuite+walk-in closet), two large bedrooms+a 4pc bathroom. The basement has a large rec room, den, 3pc bath&ample storage. UPGRADES: Shingles(2014), Fence(2018), Furnace(2012)...The list is endless. The tranquil yard has a deck, plenty of green space+double garage. This condo has NO CONDO FEES or MANAGEMENT COMPANY, when it was built the city didn't allow for lot splitting. Located in one of the most desirable central neighbourhoods, steps to schools, shops, restaurants, cafes+minutes to downtown+the UofA.

Listing Presented By:



Originally Listed by:  
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