



## 3805 170A Avenue Edmonton AB

\$399,000

Welcome to Cy Becker! This 3 Bedroom, 3 Bath Home is on the market for the first time & shows pride of ownership. The Main Floor features a beautiful Kitchen w/ an expansive ISLAND & STAINLESS STEEL APPLIANCES. Upstairs are 3 ample sized Bedrooms incl a Primary Bedroom w/ Walk-In Close & Ensuite. The Basement contains Laundry, Storage, a fitness area & rough-in for an additional bath. The CORNER LOT has Extra Windows for a BRIGHT & SUNNY HOME. Bonus: AIR CONDITIONING, Double Garage (Insulated & Stand Alone Detached), QUARTZ COUNTERTOPS & HARDWOOD FLOORS. The South Backyard is FULLY LANDSCAPED too (fenced, dog run if needed, & stamped concrete patio pad). Only a 15 mins drive to CFB / Edmonton Garrison. Easy commute to downtown via car or transit (Clareview LRT Station). Family friendly neighbourhood has many amenities (groceries, banking, restaurants), SCHOOLS & an All Seasons Park, which includes a splash park, tobogganing hills, and a plaza that converts into a skating rink in the winter.

Listing Presented By:



Originally Listed by:  
RE/MAX River City

sarahl@remax.net  
<http://www.sarahleib.com>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)