



4625 117 Avenue Edmonton AB

\$420,000

TRIPLE GARAGE and a LEGAL BASEMENT SUITE! Wow! Actually there is one double garage and a separate single. Even better, right? The 3 bedroom main floor features newer laminate flooring throughout, stainless steel appliances, and a modern 5p bathroom (2 sinks). The basement has the common laundry room and a legal suite with 2 large bedrooms, a living room and a separate kitchen. The main sewer line to the city was replaced in in 2019. Outdoor spaces of this 50' x 120' lot include a fully fenced south-facing back yard, a gorgeous stone patio with a built-in firepit, and there even is a front patio, the perfect spot for lounging in some Adirondack chairs. The cherry on top: this home backs onto John Olynyk Park!

Listing Presented By:



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