



## 5537 145A Avenue Edmonton AB

\$489,900

This fully renovated 2600 SQ FT (including basement) bungalow boasts 4 bdrms & 2.5 baths, making it an ideal choice for downsizers or families. The house has been majorly updated with new main level flooring, paint, S/S appliances, custom pantry, quartz countertops & upgraded bathrooms. The former sunroom has been transformed into a bonus family room with its own gas furnace and French doors leading to the yard, perfect for those summer days & nights. Additional high-value upgrades include redone shingles, main level windows & siding & A/C. With a convenient side entrance & a fully finished basement featuring a wet bar, spacious rec room, bedroom & 3 piece bath, the home offers seamless potential for a basement suite. Step outside onto the expansive 7000 SQ FT lot, complete with a fully fenced yard, new deck & storage shed. Completing the package is the attached double garage, fully heated & insulated. BONUS: the home is on a quiet cul de sac & the yard opens to a path so kids can walk to school.

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

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