



## 5803 95 Avenue Edmonton AB

\$529,000

Discover the perfect blend of comfort and family-friendly living in Ottewell! This beautifully renovated bungalow facing a school yard features newer vinyl plank floors on main with 2 bedrooms & 2 full baths including a king size primary w/ built-in closets & spa 3pc ensuite bath (2008). The open concept living/dining rooms c/w gas fireplace lets in tons of natural light leading you to the bright newer kitchen (2008). The recently renovated bsmt (2019) has 2 more bedrooms spacious rec rm & 3rd full bath. Laundry/utility rm completes this level. Other recent upgrades include roof (2010), furnace (2011), HWT (2014), windows & siding (2012), vinyl fence & deck (2010). Outside the maintenance-free south facing backyard & heated double garage completes this home. Meticulously maintained, this bright home top to bottom offers comfort in a secure neighborhood. An ideal haven for families with parks, walking trails and schools nearby. Just move in and enjoy!

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

sylvainsells@gmail.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)