



## 5928 12 Avenue Edmonton AB

\$519,900

Fully finished WALKOUT home, walking distance to Corpus Christi Elementary school, trails & shopping, featuring 2184 sqft of living space, AC, 3 bedrooms & 2.5 baths. Lovely curb appeal welcomes you & invites you in to find a spacious entrance that leads to the great room filled with natural light & fresh paint throughout. The kitchen offers plenty of cabinets, corner pantry, NEW S/S appliances & island that overlooks the dining & living rm with fireplace & laminate flooring. 1/2 bath & laundry room compliment the functional layout. Hardwood takes you upstairs where you'll find a king sized primary suite with WI closet & ensuite with soaker tub. 2 additional bedrooms are generous in size & 4pc bath complete the upper level. Suite potential with the WALKOUT basement offering a family sized rec room, plenty of storage, RI for future bathroom & access to the stone patio. UPGRADE -IQAir Whole Home air filtration System! LOVE the fenced & landscaped yard with raised deck, stone patio, dog run & mature trees.

Listing Presented By:



Originally Listed by:  
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