



6304 94B Avenue Edmonton AB

\$545,000

An absolute gem in the beautiful community of Ottewell! This renovated bungalow is fully loaded. The main flr boasts immaculate maple hardwood floors throughout (installed 2016), an open concept living/dining room that gets a ton of southern sun. You'll love the modern kitchen with quartz countertops offering plenty of storage & counter space. The sizable den at the front of the home is perfect for a home office. A generous sized primary bedroom oasis with a big walk-in closet, convenient access to the updated 3 pc bath & patio doors leading to the backyard deck. In the basement we find a roomy rec room with a built-in sound system & more storage space. 2 generous size bedrooms, a 4 pc bath & an immense laundry room with sink completes the bsmt. Other upgrades: heated floors in the bsmt, central A/C, central vac system, upgraded attic insulation to R-50, sump pump, new sewer line with backflow valve, heated double detached garage, fully fenced yard, massive backyard deck & a big storage shed. Nothing was missed with this renovation!

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

greg@paulblais.ca

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

jmattie@telusplanet.net