



## 8503 147 Avenue Edmonton AB

\$429,900

ONE OF A KIND, ORIGINAL OWNER, 1971 Birkholz Home with a 1988 ADDITION! QUIET LOCATION near Parks & Schools. A whopping 2867 SQFT in Total (not including 3 season room), 6 BEDROOMS (3 Up, 3 Down), & 3 Bathrooms. As you enter the home the LARGE Living Room with Triple Glazed Bay Window & Dining Room will impress. Walkthrough Kitchen has a 1988 era European Style Cabinets, Sunshine Ceiling, & matching Black Appliances, Corner Sink, & Serving Window. THE ADDITION has HUGE WOW FACTOR: Hardwood Flooring, lovely Kitchen Nook, sunken Family Room, doorway to 3 Season Room with Beautiful Cedarwood, & 3pce Bathroom/Laundry Room followed by 2nd staircase to the basement. Basement has additional Rec Room, 3 Bedrooms, 3 pce Bath, Mechanical Room, & large windows throughout. South Facing Backyard with mature landscaping, garden, fruit trees, underground sprinkler system, storage shed, DOUBLE GARAGE & more. UPGRADES INCLUDE: HWT 2023, Furnace 2020, Roof 2019, Wall & Ceiling Insulation. Virtual Tour to see more!

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

corey@coreymcewen.com  
<http://www.coreymcewen.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)