



## 8814 159A St Edmonton AB

\$399,900

Welcome to the ideal home for first-time buyers or investors! This 1,170 sq. ft. 5-bedroom bungalow sits in the tranquil Meadowlark Park community. It's conveniently located on a quiet cul-de-sac, with schools, shops, medical services, and transit within walking distance. The main floor offers a spacious living room, dining room, kitchen, 4-pc. bathroom, master bedroom, and two additional bedrooms. The kitchen boasts ample cabinets and counter space, overlooking the backyard. The fully finished basement features two large bedrooms, a family room, storage room, laundry, and another 4-pc. bathroom. Meticulously maintained, it includes newer windows, doors, roof, hot water tank, furnace, water softener, stucco, and attic insulation. Enjoy the fully fenced yard with rear alley access to a heated detached double car garage and extra RV parking. Relax on the front veranda or back deck during warm summer days. With easy access to the Anthony Henday and just minutes from West Edmonton Mall and the new valley line

Listing Presented By:



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