



## 9758 63 Avenue Edmonton AB

\$390,000

Well-located just off Argyll Road in Hazeldean, 5-bed 2.5-bath two-storey home. Fully developed basement with full kitchen and separate entry. With 1,451 sq.ft. of living space above grade, main level offers a sunny south-facing living room, formal dining room, kitchen, 3-pc bath, and bedroom/office w/access to veranda (deck). Two large bedrooms upstairs, plus 2-pc bath and a very bright bonus room, great arrangement for renting/roommates. Basement has an additional two bedrooms, 3-pc bath, laundry, family room, and 2nd kitchen. Central heating system, independently controlled on every floor. Upper levels heating baseboards and basement in-floor heating capable of maintaining everyone's satisfaction during the seasons and large modern energy efficient windows. Huge oversized yard w/stone patio, covered deck around main floor and garden with adult trees, oversized detached double garage with lots of storage space in the attic. Fantastic opportunity to own a 53 x 120 lot in a mature central neighborhood.

Listing Presented By:



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