



## 10234 173A Avenue Edmonton AB

\$349,000

Your home awaits in the BEAUTIFUL community of BATURYN. This SOLID 1040 S/F BUNGALOW is located on a QUIET street very close to the PUBLIC & CATHOLIC ELEMENTARY SCHOOLS. ENTERING THE HOME you will be greeted by the EXPANSIVE Living Room with VAULTED CEILINGS, where you will be kept toasty warm by the WOOD BURNING FIREPLACE. The EAT IN kitchen welcomes you next with GARDEN DOORS to the SIZEABLE DECK for your outside entertaining. The primary room is very spacious with a CHEATER DOOR to the 4pc. Main Bath and a NICE SIZE WALK-IN CLOSET complete with a window. A generous spaced second bedroom completes the main floor. The OPEN Basement is FULLY FINISHED with a LARGE DEN, Laundry and Storage Room, another 3pc. Bathroom and a HUGE RECREATION ROOM AREA. The Driveway comes along side the home leading to an OVERSIZED 23' X 23' DOUBLE GARAGE. The BACKYARD is a GREAT SIZE and SPACE to enjoy with your Family and Friends. Don't miss out!

Listing Presented By:



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