



## 11441 162A Avenue Edmonton AB

\$389,900

SPACIOUS 4 LEVEL SPLIT! This 4 bedroom 3 bathroom home sits on a massive lot within a quiet cul-de-sac in family friendly Dunluce. Featuring lots of recent upgrades including newer shingles on both the house and garage (3 years old) and a new HWT. The main level has a large living room with nice big windows, a huge kitchen/dining room, lots of cabinetry, plenty of counterspace, ceramic tile flooring and a picture window overlooking the sunny SOUTH facing backyard. Upstairs are three generous bedrooms, the primary with lots of closet space, ensuite and a full family bathroom. The lower level offers a family room with cozy fireplace, bedroom, bathroom and laundry. The developed basement provides more living space with a huge recreation room and ample storage. The mature exterior has big trees, patio, deck and an over sized (24x26) HEATED garage with a side driveway proving loads of extra parking. Ideally located close to schools, YMCA and Beaumaris Lake - a wonderful family home!

Listing Presented By:



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