



## 11517 94 Street Edmonton AB

\$376,888

Charming 3-bedroom, 3-bathroom, 2-story home on quiet street in the heart of Alberta Avenue. Enter through a west facing verandah, perfect for sitting out on warm summer nights. A welcoming foyer leads to open living/dining areas and a spacious kitchen with upgraded cabinets and stainless-steel appliances. A large kitchen window overlooks a lovely backyard with mature spruce and apple trees - great for birdwatching! Main floor 2-piece bath, flex area/den, laundry, and bonus mud room with patio doors to east-facing deck. Upper level has 3 generous bedrooms including a primary bedroom with a 3-piece ensuite and walk-in closet. This level also has a third, 4-piece upgraded bath. Upgraded flooring, paint, doors and fixtures throughout. Upgraded furnace (2014) and hot water on demand. Basement is great for storage. Fully fenced yard offers a private sanctuary and garden oasis. Walking distance to shops, bakery, restaurants, and transportation; friendly community; quick commute to downtown.

Listing Presented By:



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