



## 11535 80 Avenue Edmonton AB

\$969,900

BACKS on to PARK~QUALITY BUILT~LEGAL 2 BDRM SUITE - Located on a gorgeous tree lined street in McKernan with a views on to Charles Simmonds Park, making this one of the best locations in this segment. Plus easy access to the U of A, downtown, Whyte Avenue and the river valley. The location doesn't get better than this! The quality and curb appeal truly stands out with its craftsman architecture, black trim and brick front. Inside are premium finishes like the hardwood ceiling in the bonus room, a gorgeous, modern kitchen with premium appliances, and a main floor office/den. Upstairs you're greeted by a spacious family room, and the owners suite too is spectacular and won't disappoint. Same goes with the additional two generous bedrooms with views over the park. There's a 2 bedroom legal suite with separate entrance, perfect for students, not to mention additional revenue if you choose. If location, style and quality are top of your list, then this home is the perfect choice! Welcome Home!

Listing Presented By:



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