



## 13919 117 Avenue Edmonton AB

\$374,900

Bursting with CHARACTER & CHARM this beautifully maintained 1553 sqft home features 4 bedrooms & 2 baths. You are invited in to find gleaming hardwood flooring throughout the living room that is filled with natural light from the picture window. Arched entrance leads to the dining area & kitchen that offers plenty of white cabinets, pantry, NEWER stainless steel appliances, island & NEW patio doors leading to the deck. Complimenting the main level is a good sized bedroom, 4pc bath & den. Upstairs you will find 2 more generous sized bedrooms with hardwood flooring. The basement is fully finished with NEW carpet, doors & trim in the rec room & 4th bedroom. 3pc bath & UPDATED laundry room complete the home. UPGRADES include HOT WATER TANK (2023), WIRING, some WINDOWS & new front STEP. LOVE the fenced & landscaped yard with deck, hot tub & SINGLE garage. Awesome location just steps away from parks, schools, transit & all amenities plus easy access to Yellowhead Trail.

Listing Presented By:



Originally Listed by:  
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