



## 16111 78 Avenue Edmonton AB

\$619,900

This beautifully renovated home is located in Patricia Heights & stands out w/ quality features. Spanning over 2075 sq/ft of finished living space., this 4-level split home boasts triple-pane windows & a modern open floor plan. It includes wide plank laminate & tile flooring, updated carpet from 2017, & a large kitchen island w/ stainless steel appliances, custom cabinets, a farmhouse-style sink, range hood, & new window coverings also added in 2017. The spacious & finished basement offers an open family room w/ a wood-burning fireplace, a 4th bedroom, a 2-piece bathroom which can be easily upgraded to a 3-piece, a large laundry room, plenty of storage space, & a separate entrance. The large south backyard is perfect for privacy w/ mature trees, a deck, & an oversized double garage. Situated just a block from Patricia Heights School, this home is in one of Edmonton's top ravine communities, near all amenities, including parks, Whitemud Drive, and more. It's truly a location that's hard to beat!

Listing Presented By:



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