



## 19024 52 Avenue Edmonton AB

\$528,800

Perfect family home in a mature west Edmonton neighborhood! With nearly 1,400sf above grade, this bungalow boasts 3 bedrooms & 2 full bathrooms on main level + a fully finished basement with a 4th bedroom, flex/office & another full bathroom. Upon entry find a sunny living room, kitchen with updated appliances (stainless steel appliances all 2022-2024), dining nook & family room with gas fireplace. Spacious primary bedroom is tucked at the back of the house with 4pc ensuite. 2 additional bedrooms & 4pc bathroom complete this level. Fully permitted basement development within the last 10 years ensures plenty of useable living space for the entire family! Cozy backyard boasts mature trees and a new composite deck! Upgrades include: updated lighting, newer shutter blinds, newer shingles (2019), new furnace (2022), HRV system (approx 5 yrs), AC & bedrooms just painted. Fantastic neighborhood with nearby walking trails, parks & Michael Kostek Elementary School in walking distance (highly rated). Turn key!

Listing Presented By:



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