



## 4117 171A Avenue Edmonton AB

\$535,000

This impeccable home boasts attractive curb appeal & impressive features throughout the 2000sqft+ finished space, including hardwood & tile flooring & 9' ceilings on the main level. The spacious living room is highlighted by a gas fireplace & south-facing windows. Flowing into the kitchen, you'll find ample cabinetry, eat-up island, sleek quartz countertops, & a corner pantry. Adjacent is a well-appointed dining area with a patio door to the deck, ideal for indoor-outdoor entertaining. Upstairs are 3 generous bedrooms, including the primary with a 4pc ensuite & walk-in closet, handy laundry room & main 4pc bath. The developed bsmt offers additional living space with a family room, 4th bdrm, 4pc bath, & storage. Attached heated garage w/epoxy flooring! Outside, the private backyard beckons with a maintenance free deck, irrigation system, perennials, & a stamped concrete patio. Located just steps from walking trails & parks, this home offers the perfect blend of comfort & convenience for your family.

Listing Presented By:



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