



## 518 173A Street Edmonton AB

\$644,000

Meticulously designed Langdale home, over 3000 sq ft. of developed living space. The home boasts a chef's kitchen with a generous island & walk-through pantry. A cozy fireplace anchors the main living space, open to a versatile front room adaptable to play, dining, or home office. Upper level to features a spacious BONUS room with vaulted ceilings creating an ideal space for entertainment. The master suite includes a 5pc ensuite & walk-in closet. Two additional bedrooms, a full bath, and convenient upstairs laundry. Gorgeous Fully finished basement with 2nd kitchen, laundry facilities, full bath, & 4th bedroom! Guests enter the lower level provided by an Exterior Private Entrance. An attached heated garage, a dog run in the side yard, and central A/C contribute to year-round comfort. Enjoy the convenience of a rear gate allowing for easy access to street parking. Close to Currents shopping and entertainment district!

Listing Presented By:



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