



## 5519 35 Avenue Edmonton AB

\$415,000

Welcome to this stunning WALKOUT basement home situated in the desirable community of Hillview! Great location backing onto lush GREEN SPACE! Features 3 bedrooms, 2.5 bathrooms, living rm, family rm, FULLY FINISHED BASEMENT & DOUBLE ATTACHED GARAGE. Main level greets you to an open concept living room with nice hardwood flooring throughout, adjacent to formal dining area. Family room with built-in shelving, cozy fireplace, large patio door leads you to beautiful view & low maintenance deck. Spacious kitchen w lots of maple-color cabinets, kitchen island w double sinks. Convenient main floor half bath & laundry area. Upstairs, 3 sizable bedroom, 4pc bathroom. Master bedroom with walk-in closet & a 4pc ensuite. Basement c/w huge 2nd family room, WALK OUT to lovely yard. BRAND NEW SHINGLE REPLACE LAST YEAR. Easy access to all amenities: schools, parks, shopping, rec centers, etc. Perfect for first-time homebuyers or investors! Quick possession available. Don't miss out this gem!

Listing Presented By:



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