



## 5715 159B Avenue Edmonton AB

\$649,900

A RARE opportunity! Beautiful 2 story WALKOUT backs the lake at Hollick Kenyon. This meticulously maintained home with south facing backyard has a total of 4 bedrooms + den, 3.5 baths, 2nd floor laundry with over 2300 sq ft of living space. Main floor front room with gleaming hardwoods throughout & separate dining area. Enjoy the lake view from your eat-in kitchen, flowing to family room w/ gas f/p or step out to upper deck. Second floor offers an oversized primary bedroom w/ gas f/p, 2 walk-in closets, & heated floors in the dream ensuite, double sinks, soaker tub & custom shower. 2 more bedrooms, upgraded bathroom & laundry room complete the 2nd floor. The WALKOUT basement is wired for sound, updated bathroom w/ heated floors, 4th bedroom & massive storage room. Situated just steps away from schools, parks, & the lake. UPGRADES: Roof, eavestroughs, Fascia ('15), Skylight ('15), HE furnace, HWT ('16) 50% of windows triple glazed ('13), Security system, features basement water detection & sump pump ('23)

Listing Presented By:



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