



## 6007 119 Avenue Edmonton AB

\$419,900

One block from HIGHLANDS! Beautifully renovated, this 1.5 storey (over 1500 SF of living) home in Montrose is brightly lit and full of upgrades inside and out (incl. central A/C, new HWT, new stucco, new shingles, soffits, and eaves). Main floor has maple hardwood flooring along with an amazing kitchen w/custom Baltic birch details, quartz countertops, Miele and Kitchenaid appliances (incl. gas range, pot filler, panel front dishwasher, and hands free faucet). Main floor 4 piece bathroom has custom vanity (ft. terrazzo by Ryspot), and high end matte black fixtures. Upstairs you'll find two bedrooms with plenty of storage space and gorgeous design details. Head downstairs to a family room ft. brand new carpet, a wall of cabinetry, in-ceiling surround sound, 4 piece bath (w/ in-floor heating), a third bedroom (perfect for wfh), and a gorgeous laundry & utility room. Join the neighbourhood and find yourself within walking distance to Kind Ice Cream, Fox Burger, Highlands School, playgrounds, and splash park.

Listing Presented By:



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