



## 6227 5 Avenue Edmonton AB

\$599,000

Heck of a VIEW! Rare pond backing, cul de sac opportunity! Welcomed by a warm foyer, this open concept floor plan with SCENIC VIEWS from every window will delight! Expansive Cabinetry and Gleaming Granite Countertops throughout the kitchen. Large dedicated dining area + Enjoy indoor-outdoor living with access to the upper deck overlooking the lake and your massive (600 sqm) pie lot! Additional highlights include main floor laundry and an oversized double attached garage. The Upper Level features a vaulted bonus room, an extraordinary King Sized Primary Suite w/ walk-in closet and 4 pc ensuite- Corner Tub, Glass Shower + 2 generous secondary bedrooms and a 4pc guest bath. The fully developed WALK OUT Basement presents a generous family room area and a 2-piece bath, with direct access to a charming patio and beautifully landscaped lot. This home is thoughtfully equipped with a custom storage shed and an underground sprinkler system. Ideal location-walking distance to a K-9 school and amenities. Welcome!

Listing Presented By:



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