



## 6417 17 Avenue Edmonton AB

\$500,000

Welcome home to this stunning bungalow - an absolute showstopper inside and out! Step into over 2,200 square feet of renovated, fully developed IMPRESSIVE living space. The warm, inviting foyer leads you to a modern kitchen featuring maple cabinetry, granite countertops, stainless steel appliances, and stylish tile backsplash, with a dedicated dining area that opens to the front deck. A HIGHLIGHT is the breathtaking Exposed Beam, Vaulted ceilings in the sunken living room, complete with gleaming hardwood floors, a cozy fireplace, and abundance of natural light. The main floor boasts three spacious bedrooms, including a king-sized primary suite with a walk-through closet and ensuite + 4pc guest bath. The lower level offers a large recreation space with plush carpeting, a wet bar, an additional bedroom, a den, and a full three-piece bathroom with a sauna. Additional features include a rear covered deck, A/C, and an attached garage. Ideally located in the south east on a peaceful cul-de-sac. Welcome Home!

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate  
nicolecooper@royallepage.ca

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
executive@eliterealestate.ca