



## 6913 162A Avenue Edmonton AB

\$580,000

GORGEOUS CUSTOM BUILT 2-Storey w/ 3 large bedrms and fully finished basement has over 3200 sq.ft. of living space, 5 CAR GARAGE, New roof(2023) and backing onto a park. Your greeted w/ large open foyer & living rm. with soaring 20ft ceiling. Open concept floor plan with plenty of windows. Liv. rm. w/ hardwood flrs. and 1 of 3 fireplaces. Large kitchen w/ corner pantry and plenty of cabinets (Maple) w/ new refrigerator and stove, kitchen island w/ raised eating bar and bright nook looking onto the park. The main flr. is complete w/ bathrm and laundry rm. The 2nd flr. has 3 large bedrms, primary bedroom w/ gas fireplace, huge 5 pc. ensuite w/ Jacuzzi tub and double sinks. The 2 other bedrms have vaulted ceiling and bedrm #3 has a walk-in closet along w/ 4pc main bathroom. The fully finished basement has 9ft ceiling, gas fireplace, wet bar and 4pc bathrm. Several upgrades through out. Backyard is very private backing onto a park w/ covered patio. Quiet cul de sac, close to several schools, shopping & ETS

Listing Presented By:



Originally Listed by:  
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