



## 7715 144 Avenue Edmonton AB

\$448,888

Welcome to this amazing custom built 1827sqft bungalow with 4 bedrooms, 3 full baths located in the heart of Kildare! Walk into elegant living spaces from the grand foyer to your formal living & dining room boasting vaulted ceilings. Then onto your chef's kitchen w/high-end built-in appliances, bay window, extendable island & dinette to gather around. A den with built-in bookshelves. Huge primary bedroom with vaulted ceiling, walk-in closet & 3pc ensuite. 2nd bedroom next to 4pc main bath with soaker tub. Then the stunning sunroom hosts a wood burning fireplace surrounded by cozy seating, a hot tub to hop into or head out the garden doors to your fully landscaped yard with dbl O/S 21.5x25.5ft garage w/new garage door & opener. Aggregate sidewalks w/raised flower beds. Lastly a fully finished basement with retro family room, wood fireplace, 2 more bedrooms & 4pc bath. Upgrades-freshly painted, carpets cleaned, A/C 2023, HE furnace 2022, shingles 6yrs on 1/2 of house. So much more! COME SEE IT TO BELIEVE IT!

Listing Presented By:



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