



## 8928 181 Avenue Edmonton AB

\$599,900

Welcome to College Woods, this home features 4 spacious bedrooms, 3.5 Bathrooms, a BONUS room, and a FULLY FINISHED basement, HEATED Garage, and AIR CONDITIONING. Walk into the main living space, boasting large windows for lots of natural sunlight. The white kitchen has floor to ceiling cabinets, with a large island, pantry, and dining space. Finishing the main floor is the back mudroom entrance, washer/dryer, and 2pc washroom. Upstairs, you'll find the primary bedroom, BONUS ROOM, and two bedrooms, with NEW CARPET throughout. The ensuite shower upgraded (2023) for added luxury. The FINISHED basement offers one bedroom + Den with a 3pc bath (2020). Stay comfortable year-round with AC and enjoy the convenience of a double-car garage, complete with a heater (2021). Situated on a desirable lot that backs onto a walking path, this property includes an irrigation system to keep your yard lush and green. Perfect for families or anyone looking for both style and functionality in a prime location.

Listing Presented By:



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