



9230 172 Avenue Edmonton AB

\$499,900

Gorgeous Location! Beautiful 2395sq.ft 2 Storey backing onto Elementary School field. This Len Perry built home (original owner) shows pride of ownership throughout. Featuring 4 bedrooms upstairs + loft with skylight, 3.5 bathrooms, vaulted ceiling, formal living and dining rooms, cozy sunken familyroom with gas fireplace (Gemco 2016) Tyndall stone surround and built in wall unit. Peninsula style kitchen with bay window, sophisticated pantry as well as sun filled nook area leading to the deck. The fully finished basement is a perfect area for games, pool table (can stay if desired) and tv area as well as 4 piece bath and great storage. Enjoy the backyard private oasis with an underground sprinkler system, lovely huge yard with apple tree's. Both furnaces were replaced in 2015, HWT replaces in 2022, Primary bedroom windows and kitchen bay window replaced 2016, Roof done 2018, Vinyl cladding on all doors & windows that were originally wood done 2016. This home shows exceptionally well, see today.

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