



## 9806 179 Avenue Edmonton AB

\$479,000

An acreage in the city on a CULDESAC!! This bright 3 bedroom 2 story offers 1500+sqft of functional living space & a yard to die for. Kitchen boasts warm maple cabinetry, sleek stainless appliances, eat up peninsula & cozy breakfast nook surrounded by bright windows with a patio door leading to a deck & impressive backyard! Generous sized living rm with cozy gas fireplace, 2 pc powder rm, laundry facilities & access to the attached double garage complete the main floor. Upstairs a generous owners suite highlights dual closets & an ensuite with separate soaker tub, walk in shower in addition to substantial storage. The partial basement development awaits your touches & improvements with provisions for bathroom, bedroom & rec space. A/C, newer furnace & shingles on a lot that boasts a whopping 1140m<sup>2</sup>! Close to schools, parks, shopping, amenities, transportation, restaurants & recreation facilities. Come & live in this community know for an established pathway systems with multiple ponds & parks! HOME SWEET HOME!

Listing Presented By:



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