



## 9916 77 Street Edmonton AB

\$415,000

Wonderful LOCATION in Forest Heights on a prime tree-lined street, adorned with a classic brick exterior. Step inside to discover a spacious living room filled with natural light from the large window, faux fireplace, & elegant oak hardwood flooring. The kitchen offers plenty of cabinetry, retro lino, & an adjacent dining area perfect for enjoying meals with loved ones. Down the hall, you'll find a 4pc bathroom & three bedrooms. Venture downstairs to the finished basement, complete with a SEPARATE side entrance, second kitchen, family room, fourth bedroom, versatile den, 3pc bath, & laundry room. This setup is ideal for accommodating in-laws or realizing the potential for a suite. The backyard features a double garage, deck area, vegetable garden, & fruit trees. Notable UPGRADES include NEW WINDOWS on the main floor, NEW 100 AMP service, NEW Panel, NEW WATER & SEWER lines, NEWER FURNACE, HWT and ROOF. Conveniently located near public transit, schools, parks, the river valley, & an array of amenities.

Listing Presented By:



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