



## 8908 170A Avenue Edmonton AB

\$418,000

Backing onto a park, beautiful 1,987 sq.ft. one and a half storey home with new roof in 2017. Open, bright, and spacious layout with gleaming hardwood flooring and ceramic tile flooring. Large living room with big windows. Beautiful kitchen with newer quartz countertops, stainless steel appliances, and tiled backsplash. Dining room has bay windows and garden door access to the deck. Large family room with wood burning fireplace. Bedroom on the main floor has walk-in closet. Main floor laundry and a 2 pcs. bath completes the main level. The upper level offers three large bedrooms, all with hardwood flooring, 4 pcs. main bath with quartz countertop and ceramic tile flooring. The primary bedroom has walk-in closet and 3 pcs. ensuite. Unspoiled basement offers lots of room for future development. Newer 2015 hot water tank. Fenced and landscaped with fruit trees. Close to school, public transit, and shopping.



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