



**7904 - 152C Avenue NW, Edmonton, T5C3L7, Alberta,
Kilkenny**

Your beautiful home in the quiet, family neighbourhood of Kilkenny is freshly renovated for you with gorgeous, top-quality materials. Vaulted ceilings, wonderful flow from room to room, and finished basement provide ample space. For sale, rent to own, or rent. Video tour is available.

You will love the generous, well laid-out floor plan of this 4-level split. And four bedrooms, three full baths, and two beautiful living rooms mean everyone will have space they need. The fully-finished basement provides yet another living space and ample storage. You enter your freshly-painted house into the formal living and dining room with vaulted ceilings and luxurious new easy-care vinyl plank flooring which flows into the spacious eat-in kitchen with ample cabinets and counter space. The back door leads to a wooden patio and spacious yard ready for your summer BBQ's. Between the kitchen, formal living/dining room, and the big back yard, you will have all the space you need to entertain friends and family. Upstairs you will find plush new carpet in your generous master suite complete with walk-in closet and full bathroom. Two more bedrooms and another full bathroom complete this level. All bathrooms have been upgraded with beautiful new vanities, faucets, toilets, and vinyl plank flooring. Relax in front of the fireplace in your elegant family room complete with wood burning fireplace. Scheduling bathroom time will never again be an issue because this level includes a fourth bedroom and another full bathroom. Down a few more stairs to the fully-finished basement, you find another generous room with plenty of storage, the perfect place for a gym or office. And the spacious laundry room and utility room have even more storage space to keep your life organized. The oversized, insulated, double attached garage with ample built-in shelving complete this perfect family home package. This solid home, built in 1985, boasts 2 x 6 construction. Shingles were replaced in 2016. Renovations include: new carpet in all bedrooms and both lower level family rooms; new vanities and toilets; vinyl plank flooring in the living/dining room, kitchen, and all bathrooms; new hardware and lighting; and a full repaint. Creative financing including rent to own and interest free seller financing are available on this property. Contact us for details.

BASE INFORMATION:

Bed : 4
Bath : 3

LAND INFORMATION:

Square feet : 1558

BUILDING INFORMATION:

Number of Floors : 3

CONVENIENCE:

Appliance Amenities:

Refrigerator,Range/Oven,Dishwasher,

Community Amenities: Football ground,Tennis Court,Swimming Pool,

Energy Savings Amenities: Fireplace,

Exterior Amenities: Open Deck,

Landscape Amenities:

Lawn,Landscaping,Washer/Dryer,

Security Amenities: Burglar Alarm,