



Welcome Home

MLS # 2552557

Home Features

- Gorgeous custom outdoor room
- Outdoor wood fireplace with gas starter
- New roof, electrical panel, fence, exterior paint
- Air Conditioning for year round comfort
- Three car garage with cabinets and shelving
- Freshly refinished hardwood floors
- Brand new carpet throughout
- New Primary Bathroom tile and shower
- Cozy gas fireplace in family room
- Custom composite deck platform with on-site electrical, ready for sauna or hot tub installation.
- Custom wood shutters throughout

13225-59th Ave W

Edmonds, WA 98026

4

Beds

3

Baths

2,056

Sqft

1996

Year Built

\$1,237,700

Listed Price

Impeccably maintained tri-level home, on the market for the first time in 29 years. Features 4 bedrooms and 3 baths, including a lower-level bedroom with nearby 3/4 bath—ideal for guests, multigenerational living, or a home office. French doors off the kitchen open to a custom outdoor room with plumbed gas BBQ and burners, mini-fridge, and wood-burning fireplace with gas starter. Large, fully fenced backyard backs to a greenbelt and includes sport court, patio, shed, covered storage, and an electrical-ready platform for future hot tub or sauna. Updated primary suite with walk-in closet and refreshed ensuite bath, plus new carpet and paint, refinished hardwoods, A/C, Moen auto water shutoff, new roof, fence, upgraded electrical panel with whole-home grounding, and PEX plumbing. Three-car garage and ample driveway parking. Convenient to Picnic Point Beach Park, shopping, I-5/I-405, and Mukilteo schools.



Cathi

CATHI MCLEOD

(206) 300-7491

CMCLEOD@WINDERMERE.COM

CATHIMCLEODHOMES.COM



WWW.CATHIMCLEODHOMES.COM



Peaceful Interior Updates


Windermere
REAL ESTATE

WINDERMERE REAL ESTATE / NORTH, INC.



Light and bright, enjoy the warm interior updates featuring new carpet and freshly refinished hardwood floors. Primary bathroom tile flooring and shower is brand new! Granite and maple cabinetry throughout. Enjoy year-round indoor comfort with efficient central air conditioning that keeps temperatures just right in every season.

