

# 23415 75TH AVE W

EDMONDS, WASHINGTON 98026

\$1,050,000 | 4 BEDS | 2 BATHROOMS | 2+ ATTACHED GARAGE | 3,280 SQUARE FEET



View Online: <http://www.EdmondsCharmer.com>  
For Instant Photos: Text 172229 To 415-877-1411

Enjoy calm mornings with HUGE sunrise views of Lake Ballinger. An open, versatile floorplan, generous amounts of off street parking, 3 large decks and fully fenced backyard allow for plenty of space for indoor AND outdoor entertaining! Curl up by the fireplace and stay warm in the winter with radiant heated floors throughout the main level. A Mother-In-Law apartment in the lower level could be rented out for extra income or used as guest suite. Only two blocks from lake access for launching your paddle board, kayak, or canoe. Less than 1 mile from the Mountlake Terrace Transit Station, soon to be home of the Link Light Rail makes this location absolutely ideal.



- 4 bed, 2 bath, 3 decks and almost 3,300 square feet of living space
- MIL apartment rented most recently for \$1,050
- Open floorplan main level with HUGE views
- 2 blocks to lake access
- parking for multiple cars / RV / boat
- radiant heated main level floors
- 1/3 acre lot with the best views in the neighborhood
- 5 minutes to Link Light Rail station (opening in 2024)



## AGENT INFORMATION

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## ABOUT MATTHEW SMITH

I have been a Realtor for 21 years and in this time I have been voted "*Best in Client Satisfaction*" for 13 of the last 14 years, as seen in Seattle Magazine.



Disclaimer: All information deemed reliable but not guaranteed.