



# 4504 A NE 55TH STREET SEATTLE

COZY | BRIGHT | WEDGEWOOD



### 4504 A NE 55th Street, Seattle

3 Bedrooms  
2.25 Bathrooms  
1,550 Square Feet  
1,773 Square Foot Lot  
No HOA Dues



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Welcome to your dream home nestled in  
**the coveted Hawthorne Hills neighborhood.**

Mere steps away from the picturesque Burke Gilman Trail, this enchanting end unit townhome boasts a generous two-car garage, offering both practicality and abundant storage space.

Step inside to discover an open floor plan that effortlessly connects the dining and living areas, ideal for hosting gatherings or simply savoring everyday moments. Sunlight floods the space, accentuating the allure of the open kitchen and inviting living areas. Cozy up by the gas fireplace or step out onto the deck to relish in the tranquility of the fully fenced backyard, complete with lush new lawn.

Retreat to the serene primary bedroom sanctuary on the top floor, featuring vaulted ceilings and an ensuite bath adorned with a skylight and captivating mosaic tile. Two additional bedrooms plus a full bath round out the upper level.

Additional highlights include a charming patio and petite fenced yard, seamlessly blending indoor and outdoor living experiences. Experience unparalleled convenience with proximity to Met Market, Magnuson Park, University Village, Children's Hospital, and the University of Washington. Plus, shopping, cafes, and restaurants are just a stroll away, boasting a remarkable 99 Walk Score and 100 Transit Score.

With no HOA, homeowner's dues, or rental restrictions, the possibilities are endless in this inviting abode. Embrace a lifestyle of limitless potential!

