



# 10516 45 Street Edmonton AB

\$697,000

BRAND NEW 2-BED SPACIOUS LEGAL SUITE IN BASEMENT. Built in 2023, this residence spans ABOUT 2900 SF of total living space and features 5 SPACIOUS BEDROOMS plus DEN on main floor & 4 FULL BATH, making it perfect for families of all sizes. Enjoy the convenience of being within WALKING DISTANCE TO SCHOOL & WITH TRANSIT STOP conveniently AT YOUR DOOR STEP, you are just moments away from a variety of amenities, parks, & DOWNTOWN. BEAUTIFULLY LANDSCAPED & OVERSIZED DECK invites you to unwind outdoors, while the fully fenced yard provides a safe haven for children and pets. With a DOUBLE detached garage this home offers both COMFORT & INVESTMENT POTENTIAL. Don't miss your chance to make this remarkable property your own!

Listing Presented By:



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