



## 10567 40 Street Edmonton AB

\$439,000

RENOVATED BUNGALOW BACKING ONTO RAVINE IN GOLDBAR!! with a freshly painted basement (2024), HE furnace (2016), HWT (2019), Roof (2021), A/C, underground sprinkler system (front only), and massive 16x10' low-level deck (2023). Insulated dbl garage + extra large driveway. Along the right side of the home is a gravel area that only needs a gate to become a dog run (2022). Along the left are 14 freshly planted cedars, solar lights (Costco) and a fire pit w/ electrical in backyard. Upgraded 100AMP electrical & all kitchen appliances are less than a year old. Gorgeous white vinyl floors that are 100% waterproof, solid surface countertops & backsplash, undermount kitchen lighting and functional built-in cabinets in the living room. This home is truly a peaceful & elegant space for a family, couple, or working professional. \*\*New flooring & lights to be installed in the entire basement over the next month.

Listing Presented By:



Originally Listed by:

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