



## 11014 38 Street Edmonton AB

\$470,000

BEAUTIFUL BEVERLY! Large & Sunny Lot (50' x 120') w/ WEST FACING BACKYARD. Property is park-like & thoughtfully LANDSCAPED (Fenced, BBQ Area, Decks, Gazebo, Garden Beds & Fruit Trees - Apples, Cherries, Grapes, Plums, Raspberries, Strawberries). Main floor welcomes you w/ a large kitchen, newer appliances incl GAS STOVE, ample counter space, formal dining area, den/office, spacious living room w/ crown moulding & 4-piece bath. Upstairs, find two generously-sized bedrooms. Basement includes a cozy living space, bedroom, 3-piece bath w/ HEATED FLOOR & a flex room currently used as a gym. UPDATES: Triple Pane Windows; Roof (2022); Sewer Line (2015); Laminate Flooring (carpet-free main & upper floors); Gas Fireplace, Custom Wooden Shutters & Drapery. Easy access to Yellowhead & Henday. Downtown is only a 15 min commute. Short walk, bike or drive to the River Valley, Parks, Schools, Restaurants (Fox Burger, Bodega Highlands, Kind Ice Cream), Golf, Swimming & Public Transportation. TURN KEY HOME!

Listing Presented By:



Originally Listed by:  
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