



11107 46 Avenue Edmonton AB

\$564,900

Welcome to this fully finished 2-storey home, featuring 3+1 bedrooms and a den, with 2 full baths and 2 half baths. The main floor offers a living room, family room, dining room, and sunroom. The spacious foyer is welcoming, and the sunny south-facing backyard is perfect for outdoor activities. The dining room provides patio access to the sunroom and the large, private backyard. The upper level features a HUGE primary bedroom with a 2-piece ensuite, which has enough space to add a full bathtub. This level is completed with 2 additional bedrooms and a 4-piece bath. The fully finished basement includes a recreational room with a 3-piece bath, an additional 4th bedroom, and ample storage space. The home boasts fresh paint throughout, newer shingles and windows, and brand-new appliances, including a fridge, stove, dishwasher, and hood fan. Oversized double detached garage. This ideal family home is steps away from Southgate Mall, shopping, transportation (LRT), and easy access to Whitemud Drive.

Listing Presented By:



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