



## 11220 46 Avenue Edmonton AB

\$488,888

Welcome to the sought-after community of Malmo! Perfect spot to savour your morning coffee while enjoying the immaculately maintained private front yard deck. On a 7500+ sqft lot 1312 sqft w/ 2 bedrooms on the main + 1180 sqft, 2 bedrooms in the basement bungalow feature a SEPARATE ENTRANCE entry to the basement, a bright, spacious newer kitchen with raised bar, lots of cabinets, and an open flow to the inviting living area. The master bedroom has large walk-in closets, main floor also has a secondary bedroom & a 5-piece bathroom. The fully finished basement offers a versatile rec. room, two additional bedrooms, a 3-piece bath, an expansive laundry room, and abundant storage. Many upgrades throughout the years incl. New Roof, newer vinyl windows, newer appliances, newer flooring & newer kitchen. Enjoy outdoor living on the massive deck with built-in appliances, surrounded by a beautifully manicured backyard. Steps away from the park, schools & all amenities. A perfect home in a perfect neighbourhood!

Listing Presented By:



Originally Listed by:  
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