



## 11733 97 Street Edmonton AB

\$449,000

Step into a bright and welcoming living space, highlighted by stunning wrap-around windows that flood the front living room with natural light in the 2007 home. The main level offers 3 spacious bedrooms, including a jacuzzi ensuite, plus 2 more bathrooms. A side entrance leads to this lower space boasting 9' ceilings, which is not included in the 1500+ square feet, and adds 2 additional bedrooms, a full bathroom, and a rough-in for a kitchen--perfect for a separate living area. Enjoy the large back balcony, double garage, and extra parking. Located in a convenient and up-and-coming area close to NAIT, the hospital, and surrounded by revitalization projects, this home is a smart investment for the future. Please note that the photos have been AI-staged to illustrate the home's true potential--come see it for yourself!

Listing Presented By:



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