



# 11944 53 Street Edmonton AB

\$344,900

Live on a tree-lined street in friendly Newton! Built in 2013, this WELL-MAINTAINED half duplex WITH AIR CONDITIONING has 3 beds & 2.5 baths in almost 1300ft<sup>2</sup>. Large windows bathe the main floor in lots of NATURAL LIGHT. Living room features 9' ceilings, hardwood floors & gas fireplace with stone surround. Open concept layout allows ease of movement between living room, dining room & kitchen. The functional kitchen has a brand-new dishwasher, newer fridge, pantry & deep pot drawers for easy organization. Main floor half bath is perfect for guests. Second floor features primary bedroom with walk-in closet & 4-piece ensuite, & 2 additional good-sized bedrooms with a 4-piece bath to share. The basement is unfinished with bathroom already roughed in, simply awaiting your vision. Single detached garage with room on the driveway for a second vehicle & lots of on-street parking. Enjoy summer on the back deck & grow veggies in the raised garden bed. Very convenient location with easy access to the Yellowhead.

Listing Presented By:



Originally Listed by:  
Schmidt Realty Group Inc

tanya@weselledmonton.com



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net