



## 12045 95 Street Edmonton AB

\$359,000

Welcome to 12045 95 Street, located in the heart of Alberta Avenue! This newer-built gem offers modern living with thoughtful design, making it perfect for homeowners or investors. Step inside to discover a stunning open-concept main floor featuring a gorgeous brick feature wall and granite countertops in the kitchen—ideal for entertaining. The main level flows seamlessly into the zero-maintenance yard, complete with a beautifully designed firepit that's perfect for evenings with family and friends. Upstairs, you'll find two spacious primary bedrooms, each with walk-in closets and full ensuite bathrooms, along with a conveniently located washer and dryer. The fully finished basement provides a private living space with its own bedroom, full washroom, and additional living area, offering endless possibilities for guests or extended family. With a single-car garage, ample parking, and a fully fenced lot, this property combines style, practicality, and comfort. Located close to all amenities!

Listing Presented By:



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