



## 12211 47 Street Edmonton AB

\$298,000

Welcome to this charming single family home nestled in a mature, well-established neighborhood on a quiet and friendly street. This residence offers numerous upgrades and has been lovingly maintained. Ideally situated close to schools, beautiful parks, and the popular Highlands District shopping area, this home ensures that everything you need is just a short walk away. Inside, you'll find an open layout with recent upgrades that enhance both functionality and aesthetics. The bright basement, featuring numerous EGRESS WINDOWS, provides an inviting space for various uses. Outside, enjoy the benefits of a NEW DRIVEWAY and a NEW ROOF. The property also boasts a large yard, perfect for outdoor activities, gardening, or simply relaxing in your own private oasis. Clean and ready to move in with a QUICK POSSESSION! Don't miss the opportunity to make this wonderful community your own.

Listing Presented By:



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