



# 16413 45 Street Edmonton AB

\$525,000

Looking for a large 4 bedroom home in desirable Brintnell with Central Air?....this one checks all the boxes!!

Spacious foyer greets you and flows into the greatroom featuring a large kitchen, eating bar, corner pantry and a generous sized living room w/gas fireplace to cosy up on those chilly nights that are on the way. Patio doors lead to the freshly painted deck and great yard backing the walking trail. On the main floor you will also find a 4pc bath and laundry. Upper level features 4 bedrooms w/the primary having a huge closet and ensuite, 3 junior bedrooms and 4pc main bath and a huge bonus room!! Basement is partially finished with an additional bedroom, storeroom and second family room. Add on an insulated, drywalled double garage and you've found your home!!

Listing Presented By:



Originally Listed by:  
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