



## 2411 47 Street Edmonton AB

\$430,000

Welcome to Weinlos! This accessible & expansive 4-level split offers a bright living room with vaulted ceilings. The main floor features an updated kitchen with new flooring, quartz countertops, modern appliances, and a side entrance. Upstairs are two spacious bedrooms. The custom-built sunroom, just off the kitchen, is valued at \$120K, with backyard access for year-round enjoyment. The basement has been refreshed with new ceiling tiles, paint, and baseboards. Additional upgrades include extensive concrete work (2021/2022), HWT (2020), and a new roof (2023). Located in a prime area close to many amenities - this home is a must-see!

Listing Presented By:



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