



## 2804 36 Street Edmonton AB

\$450,000

This turnkey bi-level offers 1176 sq ft of living space with 4 bedrooms and 3 full bathrooms. Ten out of ten home, enjoy the massive number of recent upgrades including a fresh paint, new fencing, roof, siding, and hot water heater (2024). The kitchen features a modern backsplash and countertops (2022), while the beautifully renovated bathrooms (2023/2024) include new tile, paint, and vanities. Additional updates include a new furnace (2023), and a professionally landscaped backyard with rocks and gate (2022). The downstairs bar is perfect for entertaining. An oversized double detached garage and amazing backyard complete the home. For those who want to realize the properties full potential you can take advantage of the separate entrance and basement suite potential, this home offers. Located close to schools and playgrounds, this home is ideal for families seeking comfort and convenience. Move in and enjoy all the modern upgrades this charming home has to offer.

Listing Presented By:



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