



## 3116 40 Avenue Edmonton AB

\$419,900

INCREDIBLE VALUE! This fully finished Bi-Level offers over 2000sqft of living space plus DOUBLE ATTACHED GARAGE! With a total of 5 bedrooms and 3 full bathrooms, perfect for growing families. Upper level is bright and sunny w/ large windows. Formal living room & dining room are perfect for entertaining! Large eat-in kitchen w/ loads of cupboards & counter space, stainless appliances. Cozy family room with views out to the backyard. Completing the main is a bedroom and full bathroom. Downstairs has 4 large bedrooms including the primary w/ walk in closet and FULL ENSUITE! Don't miss the HUGE STORAGE space under the stairs. Backyard w/ mature trees, two tiered deck & flat grassy space for kids to play! Notables include: HEATED GARAGE, NEW WASHER DRYER (2024), roof replaced approx 10 years ago. PERFECTLY LOCATED on a quiet street close to SCHOOLS, parks, transit and shopping!

Listing Presented By:



Originally Listed by:  
YEGPro Realty

kira@kiraharrington.com  
<http://www.kiraharrington.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)