



3212 40 Avenue Edmonton AB

\$489,999

Warm & Inviting, upon entering this 2 story home you will feel its charm. From the Parlor/Sitting Room entrance, the Gorgeous Custom designed story & a half home. Vaulted living room with gas fireplace mantel custom wall, large bright windows & an open concept floorplan kitchen, dining, living area. Patio doors leading out to a maintenance free yard & large 2 tiered deck. Feature Waterfall and Pond surrounded by rocks & plants in the fully fenced rear yard. Back inside on the main you have a half 3 piece bathroom, main floor laundry, garage access & a 2nd side entrance door. Upstairs are 3 good sized bedrooms including the primary room with its own private deck, & access to the 4 piece bathroom with corner jetted soaker tub. On the lower level are 2 more spacious bedrooms, a second kitchen, 3 piece bathroom & a stacker washer/dryer. This living space with its own self containment and appliances. This home boasts a double attached garage & enough parking out front for more than 4 vehicles on its driveway.

Listing Presented By:



Originally Listed by:
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