



3731 45 Street Edmonton AB

\$349,900

This fully renovated 3-bedroom bi-level is all about location! The exterior has been freshly painted, complemented by modern black fixtures and brand-new triple-glazed windows. Inside, you'll find stylish vinyl plank flooring, fresh paint, and an elegant chandelier. The main floor features a renovated kitchen with white shaker-style cabinets, newer appliances, a pantry with shelving. The open-concept living and dining area leads to a spacious primary bedroom and full bathroom. The lower level offers two additional bedrooms and a fully updated bathroom with a beautiful tile surround. The large backyard includes a generous deck overlooking Mill Creek Ravine and Barbara Danelesko Park, with walking trails just minutes away. Minchau School, Ridgewood Community League, and a community garden are conveniently located right behind the property, with easy access to major roads. Other features include a new water tank, updated vents, newer washer/dryer, new doors, automatic exterior lighting, additional storage.

Listing Presented By:



Originally Listed by:
Century 21 All Stars Realty Ltd

Harnek.atwal@gmail.com
<https://harnek-atwal.c21.ca>



RE/MAX Real Estate

129 Mountain Ash Drive,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net