



## 4256 46 Street Edmonton AB

\$578,888

UNIQUE CORNER home in Jackson Heights featuring RARE 6 BEDROOMS and a FULLY FINISHED BASEMENT with a WET BAR, ideal for a LARGE FAMILY! As you enter, you are greeted by a GRAND FOYER that leads you up into a BRIGHT living room and FORMAL dining area. The Kitchen features plenty of cabinet space and STAINLESS STEEL appliances. Your patio door leads out to a GORGEOUS LANDSCAPED BACKYARD with a MAGNIFICENT PERGOLA, STONE PATIO and FIRE PIT. Entertain your guests in the FAMILY ROOM featuring a cozy FIRE PLACE. Finishing off the main level is a 1 Bedroom and a 4-pc bath. Upstairs, you will find the private master bedroom with a 4-PC ENSUITE & DUAL WALK-IN CLOSETS, 2 additional large bedrooms and an additional 4-pc bath. The basement comes with 2 ADDITIONAL bedrooms, 3-pc bath, bonus room, WETBAR and an OPEN FLOOR REC ROOM with a POOL TABLE which is perfect for entertaining. Home comes with an attached DOUBLE GARAGE, 2 Furnaces, WATER SOFTENER, NEWER WINDOWS and many other UPGRADES such as GLOWSTONE LIGHTING!

Listing Presented By:



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RE/MAX Elite

ricardo@ricardobrito.ca  
<http://www.ricardobrito.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

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