



## 4609 35 Avenue Edmonton AB

\$325,000

RECENTLY RENOVATED THROUGHOUT - This Charming home has been taken care of through the years & has one of the biggest backyards you will find w/ a half duplex! A place to truly call HOME, this humble abode has the perfect mixture of open concept, separation, flow & privacy which is topped off with modern style, & yet this home maintains it's ULTRA COZY feel. 3 bedrms up w/ another downstairs, 2 Full bathrms, & a gorgeous kitchen (high-end black SS appliances)...you won't want to leave the comforts of your beautiful home...UNLESS, you want to spend some time in your OASIS of a backyard!! If gardening or games is your thing, plenty of room for this! A thoughtfully organized field of dreams, you'll find yourself letting the day pass you by as the possibilities are endless for you to enjoy outside! Some notables incl Roof, Windows & HWT within 5 years, Furnace in 2023, 2nd Electrical Panel added for Hot Tub in 2017, Recycled Tire Driveway, Delicious Apple Tree, 2 Sheds along w/ a Garbage Shed! Don't Miss Out!!

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

johnnybedesells@gmail.com  
<http://johnnybede.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

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