



## Edmonton Alberta

\$395,000

Welcome to 12202 45 St NW, Edmonton -- a beautifully updated home offering exceptional value, space, and versatility. Situated on a RECTANGULAR CORNER LOT (50 X 123 FT), this property features ALL BRAND NEW APPLIANCES, TWO FULL KITCHENS, and a SEPARATE BASEMENT ENTRANCE, making it ideal for LARGE FAMILIES or multi-generational living. The NEWLY DEVELOPED BASEMENT includes a SECOND KITCHEN, SEPARATE LAUNDRY, and TWO BEDROOMS, providing privacy and functional living space. With modern upgrades throughout and a practical layout, this home is truly MOVE-IN READY. Located in an established Edmonton neighbourhood with easy access to schools, transit, shopping, and major routes, this property offers both comfort and long-term value. Whether you're a growing family or seeking flexible living options, 12202 45 St NW stands out as a rare opportunity in today's market. (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



**RE/MAX River City**

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