



## 11109 98 Avenue Edmonton AB

\$749,900

Introducing a fantastic opportunity in the sought-after Grandin area, with NO CONDO FEES, this stunning 2250 sq.ft. attached home showcases EXCEPTIONAL UPGRADES and unique features. Recently updated with FRESH PAINT and NEW bathroom COUNTERTOPS, BACKSPLASH, and CENTRAL AIR CONDITIONING this residence exudes charm and character. With 3 BEDROOMS and a DEN, there's ample space for comfortable living. The WALK-OUT basement features a cozy FAMILY ROOM with a gas fireplace and WET BAR, leading to a PRIVATE SOUTH-FACING YARD. Upgrades continue inside with a RENOVATED KITCHEN, MAPLE HARDWOOD flooring, and crown molding. The outdoor area includes a north-facing deck off the master bedroom and a south-facing deck accessible from both the kitchen and bedroom. Complete with high-end appliances, a single attached garage, and easy access to amenities, this meticulously maintained home offers unparalleled convenience in a prime location NEAR the LRT and other key destinations.

Listing Presented By:



Originally Listed by:  
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