



## 12210 45 Street Edmonton AB

\$400,000

Your DREAM GARAGE is here! It's 24' x 26', built in 2019, has 7'9" door clearance for tall vehicles, gas service, and there is a double door to the alley plus a single O/H door to the yard! The house had extensive renovations in 2017 including windows, doors, flooring, a new kitchen and 2 new bathrooms. The gorgeous kitchen features ceiling height cabinets, quartz counters and stainless steel appliances. Both bathrooms show 10/10. There are 3 bedrooms on the main floor and another king-sized bedroom downstairs. The basement has a large rec room with a wood-burning fireplace, a bright laundry room, a spacious bathroom and lots of storage spaces. You'll love spending time in the west-facing back yard which is fully fenced, has a patio and firepit, and a newer hot tub with gazebo! A "Front Yards In Bloom" nominee, this extraordinary home is move-in ready!

Listing Presented By:



Originally Listed by:  
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