



## 17111 46 Street Edmonton AB

\$619,900

Welcome to this incredibly designed fully finished home backing a serene park. This fabulous home features 4 bedrooms, plus a main floor den, and 3.5 bathrooms. The dream kitchen features built-in appliances, double fridge, countertop stove, 40' cabinets with flat crown moldings, and 3/4' Quartz countertops throughout. The main level flows out to the beautifully landscaped yard with two tiered deck backing a park & trees. Upstairs is a spacious primary with vaulted ceilings, and upgraded 5-piece en-suite with a custom Schluter tiled shower and walk-in closet. The upper level features two additional bedrooms, a large second bath, bonus room, and laundry room. The fully finished basement has a great family room, 4th bedroom & another bathroom. The list of upgrades are endless; custom blinds, gas fireplace, air conditioning, upgraded black light fixtures & hardware throughout, 9' basement foundation, extra windows, BBQ gas line to deck, premium lot and much more. Just move in and enjoy. Exceptional value!

Listing Presented By:



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