



## 2640 49A Street Edmonton AB

\$449,000

This 4 Level Split Home has NO Carpets, Newer windows, furnace, hot water tank, & shingles. Features 4 bedrooms & 2 full baths. Over 1900 sq ft of living space. The main floor is bright with an open concept living room/large bay window, big side windows. The main floor has tiles and laminate flooring through to the dining room. Enter into the renovated kitchen with granite countertops/eat in area and a sliding door to the huge low maintenance deck. Upstairs has a large primary bdrm & 2 other good sized bdrms, & a 4pce bath. The lower level contains a 4th bdrm, 3pce bath, laundry, & a cozy family room. The basement is fully finished which can be used as a great rec room or storage space. Landscaped fenced backyard. It comes with central AC! It is across Sheppard Park, less than 5 mins to Grey Nuns Hospital, Millwoods Town Centre Mall and The Millwoods LRT Station, 10 mins away from Costco and Edmonton South Common shops & groceries, easy access to Henday and the whitemud, 25 mins away from the airport.

Listing Presented By:



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