



## 3820 113 Avenue Edmonton AB

\$449,900

Modern 2 Storey home located on a mature tree lined street in Beverly Heights. 9 foot high ceilings on main level help brighten this open concept floor plan! DURABLE VINYL PLANK flooring throughout main level! Spacious living room w/ electric fireplace & large South facing window. Plenty of pot lights & modern light fixtures. White cabinets equipped w/ soft close drawers & hinges. Red feature wall & herringbone pattern tiled backsplash from QUARTZ counter to ceiling! Just off the kitchen island is a BUILT-IN BENCH for your breakfast nook! Main level is completed w/ 2pc bath, mud room & an amazing WALK THROUGH PANTRY! 3 large bedrooms w/ 4pc bath & upper level laundry w/ barn door. Master bedroom is sure to impress w/ large window 4pc ensuite bath w/ his/her sinks & large shower. Large walk-in closet w/ window. Low maintenance landscaping w/ CLOVER LAWN which requires fewer cuts in the summer! Rear yard patio space & new fence on the east side. A/C to keep cool in the summer! DOUBLE DETACHED GARAGE.

Listing Presented By:



Originally Listed by:  
YEGPro Realty

jordan.c.seitz@gmail.com  
[https://linktr.ee/team\\_seitz](https://linktr.ee/team_seitz)

**RE/MAX ELITE**

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304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)