



## 4055 30 Street Edmonton AB

\$435,000

Experience the perfect blend of convenience and comfort in this delightful bungalow, nestled in the heart of Larkspur, Edmonton. Boasting a total of 1800 square feet of living space, this home is ideally situated close to schools, shopping centers, and all the amenities you need. The main floor features a bright and inviting living room with large windows, a spacious kitchen with ample cabinet and counter space, three cozy bedrooms and a full washroom. Off to the back, you have a large deck with a large backyard. The fully finished basement adds to the home's appeal, providing two additional bedrooms, a second full bathroom, and a large family room, perfect for entertainment or relaxation. Recent updates include a new hot water tank (Nov 2020) and furnace (Feb 2021), ensuring your comfort throughout the seasons. The attached garage offers convenience and extra storage space.

Listing Presented By:



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**RE/MAX ELITE**

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