



## 11249 12 Avenue 10 Edmonton AB

\$317,000

Welcome to this stunning 2-bedroom home offering a spacious, open-concept floor plan with vaulted ceilings in the dining and living areas, plus loads of natural light from south, west, and north-facing windows! Enjoy brand new floors, fresh paint, modern lighting, and elegant glass railings throughout, creating a fresh and welcoming atmosphere. The vaulted kitchen features ample white cabinetry, newer countertops, and a cozy nook perfect for your morning coffee. The primary bedroom is a true retreat, with hardwood floors, His & Hers closets, and a luxurious ensuite with a soaker tub. A second bedroom/den and a full bathroom with a 10 mil glass/tiled shower complete the main level, which also includes main-floor laundry. The fully finished basement offers a large family room with a second fireplace, a office, workshop room, and an additional full bathroom. Plus, enjoy air conditioning, plenty of storage space, and a west-facing composite deck perfect for low-maintenance outdoor living!

Listing Presented By:



Originally Listed by:  
Black Sheep Realty

brice@blacksheeprealty.ca  
<https://Bricelaidler.com>

**RE/MAX ELITE**

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Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)