



## 10743 45 Street Edmonton AB

\$579,000

Location location on this bright and modern 3+2 bedroom Capilano bungalow located half a block from the River valley, bike and cross country ski trails. Upgrades include all new triple glaze windows, with 2 enlarged windows in the primary bedroom and dining room. Newer Hardie board exterior with added insulation, shingles, eavestroughing, soffits & fascia. Upgraded mature landscaping front and back with newer deck and exposed aggregate walks. New open concept kitchen with quartz countertops, professionally installed cabinet, built-in pantry and luxury vinyl flooring. Gorgeous hardwood floors in the living room, dining room and 3 bedrooms. Freshly painted throughout with newer baseboards. Newer furnace in 2019, upgraded 100 amp electrical panel with all new outlets and switches. Modern light fixtures and dimmers throughout with an abundance of led pot lightings. Finished basement with designer metal railing, two bedrooms, newer window wells and windows, 3-piece bath, good size rec room, pantry & laundry rm

Listing Presented By:



Originally Listed by:  
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