



## 10948 37 Avenue Edmonton AB

\$420,000

An absolutely incredible opportunity for home ownership in the wonderful and sought after SW community of Duggan. The main floor ceilings are just under 9 feet giving an open and airy feeling to the home. The kitchen layout is very efficient and opens into the bright dining room with plenty of room for a large dining table. The main living space seamlessly flows into the sizeable living room offering a wonderful space for family and friends to gather. The 3 main floor bedrooms offer versatile spaces, including the opportunity for an in-home office. A four piece bathroom completes the main floor living area. The lower level is clean and dry with a ceiling height of over 7.5 feet and adds a ton of usable space to the home and has endless possibilities. The large back yard is private and fully fenced. Windows and shingles have been replaced. This home has great proximity to excellent schools, amenities, and public transportation including LRT.

Listing Presented By:



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