



## 10960 36 Avenue Edmonton AB

\$449,900

Discover this delightful 1,154 sq ft family home located in a serene horseshoe crescent opposite a lovely park. This smoke-free residence boasts a bright, south-facing view, three bedrooms, and a fully finished basement complete with a wood-burning fireplace, an extra bedroom, and a full bath. The property features an oversized double garage wired for 220 power and a large backyard with RV parking. The roof shingles were updated in 2015, and the hot water tank was replaced in 2021. An engineering assessment also confirms that the walls between the kitchen and the living/dining areas are not load-bearing, offering potential for an open-plan renovation. Conveniently positioned near LRT stations, Southgate Centre, and major roads like Anthony Henday Drive and the Whitemud, essentials and commuting are made easy. Nearby schools enhance its family appeal. Perfect for both relaxation and entertainment, this home blends comfort with accessibility, making it an ideal choice for your growing family.

Listing Presented By:



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