



# 11435 46 Avenue Edmonton AB

\$568,888

Welcome to this completely renovated four-level split home located in the desirable Malmö Plains. The stylish entryway greets you with built-in cubbies and a convenient bench. This modern gem features an open-concept living room, dining room, and kitchen, showcasing sleek stainless steel appliances. Expansive windows offer views of the surrounding trees, filling the space with natural light. The main level boasts three generously sized bedrooms including a master suite with a luxurious ensuite bathroom. Downstairs, the fully finished basement offers an additional bedroom, a full bathroom, and a large rec room with a gas fireplace. The property also includes a double detached garage, providing ample storage and parking. Enjoy the sunshine from the south facing backyard. Situated close to Whitemud Drive and Southgate Mall, this home combines modern living with convenience, making it a perfect choice for families and professionals alike.

Listing Presented By:



Originally Listed by:  
Real Broker

tylerelliseg@gmail.com  
<http://www.houseforsaleinedmonton.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

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