



## 11923 49 Street Edmonton AB

\$324,900

Fantastic opportunity for first-time home buyers or investors! This well-built 3+ bedroom home has been fully updated with modern, neutral tones and laminate flooring throughout. It features a spacious basement suite with additional bedrooms, perfect for extra living space or rental potential. The oversized double garage is insulated and recently reshungled, along with the house. Enjoy the upgraded energy efficiency of triple-glazed windows on the main floor. The large, beautifully landscaped yard boasts fruit trees, and the location offers quick access to the Yellowhead, Wayne Gretzky Drive, and downtown.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

info@realestatewithjay.com  
<https://www.realestatewithjay.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
executive@eliterealestate.ca