



## 12114 44 Street Edmonton AB

\$469,900

More and More infills rejuvenate this area. THIS COMPLETELY RENOVATED Bi-Level offers over 2100 sqft of living space with oversized 24X24 double detached garage & RV parking. Walk into the spacious front entry to your cozy living room, enjoy all the natural light & upgraded windows & Vinyl plank floors throughout. Gorgeous modern kitchen with quartz countertops, S/S appliances, a large dining area, perfect for your family dinners. Convenient dual access to your deck through the new patio doors or man door. Down the hall to the spacious primary, plus 2 more bedrooms & a gorgeous 5pc bathroom w/double sinks & lighted vanity mirrors. Enjoy the fully finished basement with new oversized windows, 3pc upgraded bathroom & spacious bedroom. Do as you wish with the large entertainment space, gas fireplace & wet bar. Full size laundry room with laundry sink & tons of storage. The beautiful large yard offers all new concrete with matching shed, great for entertaining! Central A/C, all new plumbing the list goes on.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

ian@robertsonrealestategroup.ca  
<http://www.robertsonrealestategroup.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

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