



## 13040 34 Street Edmonton AB

\$378,000

Attention first time home buyers & Investors: Don't Miss Out on This Lucrative Opportunity! Discover this Inviting 4-Level Split Home with Modern Features, Ideally Situated in a Desirable Location. Experience the allure of this inviting home, showcasing a bright and airy open-concept main floor with living room. The large kitchen, complete with a cozy breakfast nook, is perfect for family gatherings. Relax in the large family room, warmed by a fireplace, creating the perfect ambiance for unwinding after a long day. Updated with fresh paint and new flooring in 2020 & 2021, this home is move-in ready and radiates modern charm! Step outside to enjoy your mornings on the front veranda or entertain on the backyard deck. Potential space for a future double garage and the home offers both convenience and future possibilities. Ideally located near schools, shopping, ravine parks, the LRT, Walmart, Superstore, a recreation arena, and with easy access to Anthony Henday Drive, everything you need is just minutes away.

Listing Presented By:



Originally Listed by:  
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