



# 16808 40 Street Edmonton AB

\$399,900

WELCOME HOME! Beautifully maintained and offering 3-bedrooms, 2.5-bathrooms, with a bonus room and an attached garage with additional parking on your pad and street, located directly across from a park and close to schools and shopping. Entirely painted from the walls to the doors and baseboards, and thoroughly cleaned, with new lighting throughout, this home features an inviting main floor with an open-concept kitchen and dining area, a cozy living room with a fireplace, and large windows that fill each room with natural light. Upstairs, the spacious primary suite includes an ensuite bath, while the bonus room offers flexibility as a playroom, home office, or extra living space. Move-in ready and perfectly situated for convenience and comfort!

Listing Presented By:



Originally Listed by:  
The E Group Real Estate

joseph\_guziak@hotmail.com  
<http://www.gotjoe.ca>

## RE/MAX ELITE

**RE/MAX Elite**

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