



## 3448 40 St Edmonton AB

\$449,900

You TRULY have to see this one to appreciate it! Upgrades to this home include triple glazed windows and a newer furnace and hot water tank, shingles, and all new siding and A/C! This home offers 5 bedrooms, 3 upstairs and 2 downstairs, along with 2.5 baths. This home is completely renovated inside with a beautiful open concept modern kitchen with an oversized island. The kitchen is overlooking the dining and living room areas, great for those that enjoy entertaining or for large family get togethers. Off of the dining room you will be led out through the French doors to the rear deck and your well appointed private backyard that offers lots of space to relax. You also have an oversized double car garage. Back inside and heading downstairs you will see two additional bedrooms as well as a large rec room and a three piece bathroom. Vinyl plank floors run throughout this beautiful home upstairs and downstairs. This GEM in a great neighborhood close to schools, shopping and walking trails. A real MUST SEE!

Listing Presented By:



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