



## 3459 40 Street Edmonton AB

\$489,999

Looking for the perfect home? Look no further! This home has everything any family needs and more. DOUBLE ATTACHED garage, 4 beds, 2.1 baths, fresh NEW PAINT and a SPACIOUS backyard! As soon as you enter you are welcomed into the living area on your left with TONS of natural light. Then you have the dining room to your right, perfect for family gatherings. The main level has another bedroom which could also be an office, LARGE kitchen with TONS of storage, breakfast nook and flows into the living area which features a GAS FIREPLACE perfect for those cozy, chilly evenings. The laundry is also located on the main floor in the mud room leading into the double garage. Upstairs you will find the master bedroom with a 3 pc bath and WALK-IN closet. There are also 2 other bedrooms and another 4 pc bathroom. The unfinished basement has so much potential to add more entertainment space to the home! Located close to schools, parks, public transportation and shopping, this home is move in ready for any family!

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate

kphillips@rimrockrealestate.ca

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca