



## 3475 15A Street Edmonton AB

\$448,000

IMMACULATE CONDITION! Avi built home with Double Detached garage, workbench, and 8-foot overhead door. This exquisite 2-bedroom, 2.5-bathroom home boasts a Loft on the upper floor and is ideally situated on a quiet family friendly street in the Tamarack neighborhood. The main level features a welcoming living room with abundant natural light, Hardwood Floors, and a cozy corner Gas Fireplace with a stunning Rundle Rock surround. Additionally, the kitchen showcases Stainless Steel appliances, an Island with bar seating, built in coffee bar, walk-in pantry, and a dining area. Upstairs, you will find two well-appointed bedrooms, loft, a 4-piece bath, plus a walk-in closet, and luxurious 4-piece ensuite with stand alone walk-in shower and soaker tub in the Primary Suite. Outside, the fully fenced yard with deck and back lane access provides a private sanctuary. The undeveloped basement offers endless potential for customization. Conveniently located near schools, parks, shopping, public transportation and more

Listing Presented By:



Originally Listed by:  
RE/MAX River City

norm@normcholak.com  
<http://www.normcholak.com>

**RE/MAX ELITE**

**RE/MAX Elite**

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