



3709 11 Street Edmonton AB

\$325,000

Welcome to this beautifully maintained home offering FRESH PAINT & NEW FLOORING with 3 bedrooms, 2.5 baths and BONUS ROOM. Spacious entrance invites you in and leads to the great room bursting with natural light from an abundance of windows. Modern laminate flooring throughout the kitchen featuring plenty of cabinets, corner pantry and island that over looks the dining area. Family sized living room boasts a cozy fireplace. A guest bath compliments the functional layout. Moving upstairs you will find a bonus room, great for family entertaining. The primary bedroom is king sized and offers a walk in closet & ensuite. 2 additional bedrooms are both generous in size and a 4pc main bath complete the home. The basement is unspoiled and would make a great rec room, 4th bedroom & bathroom with RI plumbing. LOVE the HUGE yard with deck perfect for all kinds of get togethers (Lot size 553.84 M2). All just steps away from all amenities, transit, parks & schools. This is a great place for any buyer or investor!



Megan Mohr

RE/MAX Elite

Phone: 780-235-6891

megan@hodgesandmohr.com

<http://www.hodgesandmohr.com>

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

director@eliterealestate.ca