



## 3819 44 Street Edmonton AB

\$569,500

**\*\*TWO BEDROOM and 2nd KITCHEN IN BASEMENT ALERT\*\*\*\*\***Explore this beautiful custom-built BI-LEVEL home in Kiniski Gardens, featuring 1749 sqft of living space, featuring 3+2 Bedrooms and 3 FULL Bathrooms, along with a fully FINISHED Basement! Upon entering, you'll be welcomed by impressive 12 ft ceilings, dining area and a spacious Living room highlighted by large windows. The stunning maple-stained Kitchen, with a breakfast island and pantry. The cozy dining nook, with patio doors that open to the deck, overlooks a beautifully LANDSCAPED and FENCED backyard and a family room, featuring a FIREPLACE. The expansive Master suite which offers a WALK-IN closet and a LUXURIOUS 4pc ensuite with JACUZZI. The main level also includes 2 generously sized bedrooms and a full bathroom. The basement features a large Rec room and an in-law suite that includes 2 Bedrooms, a family room, a bathroom, a SECOND kitchen and a BONUS room.

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate  
realestate@yaddhillon.ca

**RE/MAX ELITE**

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Phone: 780-406-4000  
Fax:  
executive@eliterealestate.ca