



## 3823 23 Street Edmonton AB

\$399,900

Discover your new dream home in this exceptional two-story gem, nestled on a tranquil street with convenient access to major roadways. Boasting approximately 1,500 square feet of well-designed living space, this home features an inviting open floor plan, a spacious living room, and a cozy family room with a charming fireplace. The home is equipped with durable 30-year shingles that were replaced just seven years ago, ensuring peace of mind. The large master suite includes a three-piece ensuite, and the unspoiled basement offers endless possibilities for customization. Enjoy the east-facing backyard with plenty of space for adding a garage if desired. Situated close to schools, a major recreation center, shopping, and transit options, this property combines comfort and convenience. Don't miss out on this wonderful opportunity to call this your new home or your first rental property.

Listing Presented By:



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