



429 40 Avenue Edmonton AB

\$479,000

NO CONDO FEES, Half Duplex with Double ATTACHED GARAGE, PET FREE, SMOKE FREE environment. BONUS ROOM & LAUNDRY ROOM on second floor. TRIPLE PANE WINDOWS and TANKLESS HOT WATER SUPPL. kitchen with QUARTS countertop, STAINLESS STEEL Appliances and walk-in PANTRY. Potential of side entrance, Open-concept main floor, where the dining nook is flooded with natural light. Walkout Patio door leads to backyard. On the upper floor, you'll find a BONUS ROOM, a 3-piece baths, and a laundry room. The master bedroom is complete with a walk-in closet and a luxurious bathroom ensuite. Two additional bedrooms offer ample space for family or guests. The property is just minutes away from the Highway Whitemud, Anthony Henday, high school, public transportation ETS BUS service every 15 minutes. You will have a walking access to all major amenities like daycares, major banks, grocery stores, Home depot, Landmark Cinema, Restaurants, GYM, Walmart, Superstore, Rec Center, parks and walking trail.

Listing Presented By:



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