



## 429 40 Avenue Edmonton AB

\$488,000

NO CONDO FEES, Half Duplex with DOUBLE ATTACHED GARAGE, PET & SMOKE FREE environment. BONUS ROOM & LAUNDRY ROOM on second floor. TRIPLE PANE WINDOWS and TANKLESS HOT WATER SUPPLY. Open concept main floor has living room, half washroom, Huge kitchen with SS Appliances and walk-in PANTRY. Big windows in dining nook is flooded with natural light with Patio door leading 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 major Highways. Meadows Transit Center is just 5 minutes drive. ETS BUS service every 10 minutes. SCHOOL BUS service is available for k-9 grade school kids. 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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