



## 4504 33A Avenue Edmonton AB

\$389,000

FIRST TIME BUYERS AND INVESTORS!! Welcome to this amazing property perfect for families or investors alike. This home features 3 bedrooms, a bright living room, 2 full bathrooms, and its own dedicated laundry upstairs. The basement offers an additional 2 bedrooms, a full bathroom, a spacious living area, a SEPARATE entrance, kitchen and its own laundry. Located in a family-friendly neighborhood, this property is close to schools, parks, and shopping centers. Enjoy easy access to public transit and major roadways, making commutes a breeze. Whether you're looking for a comfortable family home or a solid investment opportunity, this property checks all the boxes!

Listing Presented By:



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