

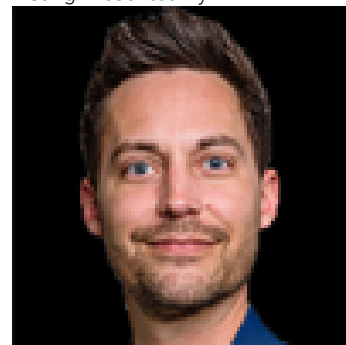


## 455 41 Avenue Edmonton AB

\$669,000

Discover the charm and comfort of this meticulously maintained 2,260 sq ft home, designed with both style and functionality in mind. This spacious home offers 4 bedrooms, including a convenient main floor bedroom with a full bath, perfect for guests or multi-generational living. The upgraded kitchen is a cook's dream, featuring modern finishes and plenty of storage, making it ideal for everyday meals or entertaining. Upstairs, you'll find 3 additional bedrooms, a family room for cozy gatherings, and a laundry room for ultimate convenience. Step outside to the huge composite deck in the backyard, perfect for outdoor entertaining or relaxing in the sunshine. The garage comes equipped with hot and cold water hoses, adding an extra touch of convenience. Located in a vibrant neighborhood with beautiful walkways and landscaping, this home is just 2 minutes away from everything you need--grocery stores, restaurants, a transit terminal, gym, movie theater, and shopping. Plus, central A/C ensures year-round comfort

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

[info@umangrealtor.com](mailto:info@umangrealtor.com)

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

[steveleddy@hotmail.com](mailto:steveleddy@hotmail.com)