

**3531 46 St Nw**  
Edmonton, ST



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**\$288,888**

**3 Bedrooms | 1 Bathroom | 948 Sqft**

Amazing value. Cute, Warm Bright, Updated and loved. This is a quality home in a great neighbourhood with a huge yard and lot's of room to grow. As you enter your new home you will love the updates like luxury vinyl floors. Most of the windows have been replaced, fresh paint throughout, new counter tops, baseboards, light fixtures and more. This is a fantastic buy as big ticket items like the roof have been replaced. There are 3 bedrooms on the main floor with quality carpets and an updated (bath fitter tub and shower surround) full bathroom. The living room is light filled and warm and the eat in kitchen has lots of storage with a large pantry and cupboard space. The basement has new carpet in the family room and the office/gym/extra room for your guest. There is a laundry room, a storage room as well as a work area for your messy projects. This is a great house and you can own it for less then what it would cost to rent! Close to schools, public transportation and all amenities. Come and see!



**Kathy Randal**

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For full listing details, please scan:

