





FEATURES

<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	1.1
<b>Living Area:</b>	-
<b>Lot Size:</b>	-

Impeccably maintained, fully finished 3 bedroom Bi-level on a Large 43' x 116' foot Lot. The main floor is very spacious with an open concept and large kitchen with plenty of cabinets and counter space. The finished basement offers 2 additional bedrooms (Master Bedroom has a Huge Walk-in Closet) or 1 bedroom and a family/media room plus a full bath with and spacious laundry area. The Huge yard is Beautifully landscaped with 2 garden areas, plenty of room for the kids, pool, trampoline etc and lots of space for a double or triple garage. "Visit REALTOR® website for additional information"



**View the home:** <https://www.c21.ca/listing/AB/Edmonton/3716-45-Street-T6L3S7/134058370>



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