



## Edmonton Alberta

\$394,900

Cute, cozy, and full of heart. This little gem on a tree-lined street has been lovingly cared for by the same owner since 2007 and now it's ready for you. Inside, you'll find upgrades throughout including a beautiful custom kitchen with pantry, updated bathroom with clawfoot tub, new shingles on the house and garage (2022), a brand-new furnace (2024), upgraded electrical, original hardwood floors on the main and new vinyl plank flooring in the fully finished basement. Plenty of flexibility here with a third bedroom, space to add a fourth, and a separate side entrance. You'll love the picture window overlooking the sunny backyard where you'll enjoy mature landscaping, a garden and firepit area, plus a new side deck and fully fenced yard with a 20x20 double garage. This is a happy little home on a friendly street known for summer block parties, in a walkable location close to schools, Jubilee and Hermitage Parks, the community league, and more. After 17 years of love and care, it's ready for its next story. (id:6769)

Bedroom 3 3.5 m X 2.93 m

Recreation room Measurements not available

Utility room Measurements not available

Laundry room Measurements not available

Living room 5.1 m X 3.9 m

Kitchen 2.65 m X 3.84 m

Primary Bedroom 3.7 m X 3.2 m

Bedroom 2 3.7 m X 2.5 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.jolenelangelo.com/>



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