



## Edmonton Alberta

\$638,000

Perfectly positioned in STRATHEARN, this air conditioned 2-storey offers incredible central access to downtown, the River Valley trail system, Whyte Avenue, LRT, Campus Saint-Jean, shopping, cafes, and some of Edmonton's best local amenities. Thoughtfully laid out with almost 1,500 sq ft above grade, the main floor features a spacious living room with fireplace, large dining area, bright kitchen with island seating, pantry, mudroom, and convenient 2-piece bath. Upstairs offers 3 bedrooms including a generous primary retreat with walk-in closet and full ensuite, plus an additional 4-piece bath. The finished basement adds a large rec room with fireplace, fourth bedroom, full bathroom, laundry, and extra storage space. Outside you'll find a detached double garage and mature central neighbourhood setting just minutes to everything. A fantastic opportunity in one of Edmonton's most desirable walkable communities. COMES ready for SUMMER with a LARGE DURADECK and BBQ Included! Immediate Possession Available! (id:6769)

Bedroom 4 3.05 m X 3.23 m

Recreation room 4.11 m X 5.82 m

Laundry room 3.02 m X 1.61 m

Utility room 2.43 m X 2.57 m

Living room 5.2 m X 4.37 m

Dining room 4.22 m X 2.06 m

Kitchen 4.95 m X 3.85 m

Primary Bedroom 4.83 m X 3.85 m

Bedroom 2 3.26 m X 3.49 m

Bedroom 3 3.59 m X 3.62 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.