



## Edmonton Alberta

\$345,000

RITCHIE Within Reach! Realize your dream of owning your own home and living in Ritchie, one of YEG's most sought after neighbourhood where you can enjoy the ultimate walkability to some of Edmonton's best cafe's, restaurants, parks, trails, Whyte Ave, and Mill Creek Ravine. This single family home with a fully finished basement is just two blocks from Ritchie Market, and next to from Ritchie School. Having been through significant improvements over the last few years including new windows, Furnace, Central A/C, replaced plumbing lines, New carpets, new siding, upgraded insulation, Brand new shingles, gutters, and fascia in 2019, and a New Hot water tank, this home is more comfortable, reliable, and gorgeous than ever, and still offers up the charm and character that you'd expect from a 1949 built home. One bed and one bath up, one bed and one bath down, two living rooms, pretty spacious rear kitchen, large boot room, and single garage. Upper loft can be finished and easily turned into usable living space! (id:6769)

Bedroom 2 3.83 m X 2.53 m

Recreation room 3.42 m X 7.96 m

Living room 3.43 m X 5.02 m

Kitchen 4.1 m X 3.73 m

Primary Bedroom 3.19 m X 3.53 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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