



## Edmonton Alberta

\$475,000

Charming, updated and perfectly located in the heart of historic Old Strathcona! This cute bungalow blends character with modern comfort on a quiet, tree-lined street just steps from Whyte Avenue, restaurants, cafes, shopping, schools and transit. The main floor offers 2 bedrooms, hardwood floors, a bright living area with cozy electric fireplace, and an open kitchen featuring marble countertops and stainless steel appliances. The freshly painted American Clay plastered walls add a beautiful, natural texture and a truly unique design feature. The main bathroom adds extra charm with heated floors and a classic clawfoot tub. Triple-pane windows provide added comfort and efficiency. The lower level offers excellent additional living space with 2 bedrooms, a second kitchen, living area and bathroom—ideal for extended family, guests or flexible use. A rare opportunity to enjoy the lifestyle, walkability and character that make Old Strathcona one of Edmonton's most loved communities. (id:6769)

Family room 3.9 m X 3.93 m

Bedroom 3 2.92 m X 3.36 m

Bedroom 4 3.13 m X 2.68 m

Laundry room 2.04 m X 1.86 m

Second Kitchen 3.08 m X 2.28 m

Living room 4.32 m X 4.04 m

Dining room 4.04 m X 2.39 m

Kitchen 2.71 m X 2.65 m

Primary Bedroom 3.42 m X 2.91 m

Bedroom 2 2.88 m X 3.41 m

Listing Presented By:



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RE/MAX River City

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