



## Edmonton Alberta

\$3,275,000

Listing Presented By:



CHARM & PRESTIGE ON ALEXANDER CIRCLE Discover the timeless elegance of this classic Glenora residence, perfectly situated on a premier corner lot with a front-row view of the iconic Alexander Circle and its historic fountain. This is a rare opportunity to own a piece of Edmonton's history in a location that defines prestige. The existing home features a functional layout with a spacious deck and a detached garage, all surrounded by mature trees that create a private, park-like sanctuary. This isn't just a house; it's a lifestyle choice for those who value character and walkability. Exceptional Glenora Location: Active Living: Steps from new pickleball and tennis courts, skating rinks, schools. Walkability: A 2-minute stroll to West Block and local favorites like Vi's for Pies and The Colombian Coffee Bar. Connectivity: Easy access to the future LRT station. This lot has ALREADY been approved for subdividing. Whether you want a huge yard now or want to build/sell a second lot later, the hard work is done (id:6769)

Bedroom 4 3.28 m X 4.19 m

Recreation room 6.01 m X 11.3 m

Living room 6.12 m X 8.77 m

Dining room 4.14 m X 2.74 m

Kitchen 2.84 m X 6.09 m

Family room 3.95 m X 3.21 m

Primary Bedroom 3.29 m X 4.38 m

Bedroom 2 3.29 m X 3.73 m

Bedroom 3 6.09 m X 3.28 m

Originally Listed by:  
REMAX River City

<https://www.purdynicerealestate.com/>

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