



## Edmonton Alberta

\$399,900

OWN A PIECE OF HISTORIC EDMONTON, the FREEMAN STANLEY RESIDENCE is ready for its new owner! Standing Proud for over 110 years, this home does need some TLC and has been priced accordingly (\$135,000 BELOW CITY ASSESSMENT). Good news though!! this property has been added to the Inventory of Historic Resources in Edmonton, where new owners COULD POTENTIALLY BE ELIGIBLE FOR REGISTRATION to allow for financial incentives, maintenance funds, and additional incentives!! The Main floor features High Ceilings, Big Bright Living Room, Main floor Bedroom, Full Bathroom & Kitchen that are oozing with character! Love the FULL WIDTH FRONT PORCH that is covered, a perfect place for outdoor meals, coffee and watching the downtown bustle go by. The second story has a separate entrance & self contained living area with 2nd Full Kitchen, Full Bathroom, Two Bedrooms, and spacious living room.\*\*\*Seller discloses the house has an active Roof leak, which requires a full Roof Replacement\*\*\*Property Priced accordingly\*\*\* (id:6769)

Storage 2.59 m X 2.03 m

Other 3.3 m X 2.9 m

Other 6.2 m X 2.95 m

Living room 3.05 m X 2.97 m

Kitchen 3.4 m X 3.99 m

Den 4.14 m X 2.79 m

Primary Bedroom 3.91 m X 3.99 m

Bedroom 2 2.97 m X 3.86 m

Second Kitchen 2.77 m X 4.22 m

Listing Presented By:



Originally Listed by:  
YEGPro Realty



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