



# Edmonton Alberta

\$749,900

Updated character home in the heart of STRATHCONA; only a short walk to the RIVER VALLEY, FARMERS MARKET & with a SOUTH BACKYARD! This home is one of a kind with the main/upstairs being over 1915 sqft of living space with a spacious living/dining/kitchen layout, along with 3 great size & unique bedrooms, a 4pc bath with a claw foot tub, 3pc ENSUITE with a walkin closet, & 2 SUNROOMS! Moving outside you will access the first separate entrance which leads you to the first half of the RENOVATED basement which homes large windows, kitchen, living room, 4pc bath, bedroom, & separate laundry! Back outside you will enter the second separate entrance which invites you into the RENOVATED second half of the basement with a bachelor layout accommodating a kitchen, bathroom, & separate laundry! Other improvements include Rubber Shingles (2017), Hot Water on Demand (2019), Zoned Furnace (2018), A/C (2022), Plumbing (2022), Garage Shingles (2024), Exterior paint (2024), Interior paint (2022), Ensuite (2022), 100 AMP. (id:6769)

Bedroom 4 Measurements not available  
Bedroom 5 Measurements not available  
Second Kitchen Measurements not available  
Second Kitchen Measurements not available  
Living room 3.55 m X 4.38 m

Dining room 3.55 m X 3.48 m  
Kitchen 2.86 m X 2.92 m  
Primary Bedroom 5.04 m X 5.68 m  
Bedroom 2 3.68 m X 3.53 m  
Bedroom 3 4.9 m X 3.39 m

Listing Presented By:



Originally Listed by:  
Royal LePage Prestige Realty



**RE/MAX Elite**

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