



## Edmonton Alberta

\$869,000

This is the dream building site that you have been waiting for! This 33 X 200 ft lot is facing North on Saskatchewan Drive with an unparalleled view of the river valley & Downtown! Enjoy the changing lights of High Level & Waltherdale Bridges & have a front row seat for Canada Day Fireworks! This original Family owned 1824 Ft<sup>2</sup> Two Story was built in 1945. Super Solid and features include 4 large bdrms upstairs with great closet space for era plus 3 pce bath and Hardwood floors! Elegant Hardwood staircase greets you from front entry. Large formal Living and dining rms with original hardwood flooring. Kitchen is spacious with European white cabinets & lge windows overlooking back yard. Sliding door to bright 3 season sunroom to enjoy south sun! Bsmt is undeveloped with large windows and updated furnace and HW tank. Large south facing back yard with 20 X 20 dble garage with opener. Walk to Whyte Ave & U of A! Often voted Edmontons favorite and most walkable neighbourhood Old Strathcona is the place to be! (id:6769)

Living room 4.08 m X 6.31 m

Dining room 3.72 m X 3.84 m

Kitchen 3.7 m X 3.8 m

Primary Bedroom 4.09 m X 4.32 m

Bedroom 2 3.03 m X 3.58 m

Bedroom 3 2.97 m X 3.58 m

Bedroom 4 4.02 m X 4.12 m

Listing Presented By:



Originally Listed by:  
REMAX River City

<http://cathyhawkins.com/>



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