



Edmonton Alberta

\$489,900

Old world charm beats in the heart of the university area. This 1310 SF turn of the century 1912 two storey is nestled on a tree lined cul-de-sac. Incredibly private location yet a few blocks off Calgary Trail a short distance to the University of Alberta, elementary and high schools. With a walkability score in the 90s - plus caring longtime residents/neighbours - the vibe here is like a warm cup of tea. A peaceful place to rest after a long day. The living room boasts gleaming bevelled wide plank engineered hardwood. The kitchen was renovated approx. 15 years ago and overlooks a beautiful garden! Upstairs there are two bedrooms - one extra large primary from when there had been a third bedroom. The shingles are in great shape. The exterior of the home was painted four years ago and the deck is approx. six years young. 100 amp electrical. O/S HEATED 21 X 24 DOUBLE GARAGE. Huge shed in the back. (id:6769)

Bedroom 3 2.79 m X 3.2 m

Recreation room 6.01 m X 3.12 m

Laundry room 2.9 m X 4.85 m

Utility room 1.72 m X 2.23 m

Living room 4.38 m X 5.52 m

Dining room 3.46 m X 3.54 m

Kitchen 3.43 m X 5.26 m

Mud room 0.97 m X 2.95 m

Primary Bedroom 5.54 m X 3.86 m

Bedroom 2 4.13 m X 2.88 m

Listing Presented By:



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RE/MAX Elite



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