



## Edmonton Alberta

\$574,900

One of a kind 1912 CHARACTER HOME /w veranda on tree-lined street, in the heart of the highly desirable Groat Estates in Westmount. As you enter the foyer you'll enjoy the details of the era plus the new touches. UPDATED KITCHEN has plenty of cabinets, 8 1/2 ft. ceilings, granite counters and a gas stove. Throw a lovely dinner party in the elegant dining room (There is an even an antique fireplace in the main floor bath!). Upstairs, the spacious master bedroom is a dream, /w electric fireplace, exposed brick chimney, tons of light, and a door to the Juliet balcony overlooking serene & private yard. Two more bedrooms and a full bath complete the upstairs. Recent additions include a newer DOUBLE GARAGE (2013), shingles (2015), patio (2008), and 4 new windows upstairs (2010). No historical designation so you can make it your own. Basement foundation support and a full weeping tile/sump pump offer peace of mind. Dream location puts downtown at your doorstep w/ the shops and eateries of 124th st. (id:6769)

Laundry room 3.31 m X 2.53 m

Living room 3.54 m X 3.26 m

Dining room 3.54 m X 3.53 m

Kitchen 4.95 m X 2.89 m

Primary Bedroom 5.9 m X 3.8 m

Bedroom 2 2.91 m X 2.8 m

Bedroom 3 2.92 m X 2.83 m

Listing Presented By:



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RE/MAX Professionals

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