



## Edmonton Alberta

\$535,000

While maintaining charm & character with thoughtful & spectacular updates, 1.5 storey home is located on an infill-FREE block. Main: Living (fireplace/bay window); Kitchen: custom designed & craftsman-built cabinets (quartz counters/SS appl); choose: Formal Dining/Den/Bedroom; Bedroom 2; 3-piece Bath. Upper: Primary suite (Den/Sitting area/possible Future Bathroom)/ walk-in Closet. Light & bright. NO carpet: refinished cork/hardwood & vinyl tiles. Basement redevelopment completed with energy retrofit under Canada Greener Homes/CEIP framework: Family room, 4-piece Bath, Den or Bedroom (needs egress window). Additional updates: interior Paint, Windows, Doors, Shingles/Fascia/Soffit/Eave trough, water management, 100-amp service (underground lines) sump/backwater valve, PEX/manifolds, HE furnace/HWT & AC. Garage (attic storage/stairs). Close to U of A/Hospital & DT. Walk to Schools/Transportation/Shopping. Renovated home + Fabulous community = Queen Alexandra. Some images virtually staged/rendered/AI generated. (id:6769)

Family room 4.26 m X 3.57 m

Laundry room 1.51 m X 1.1 m

Utility room 3.6 m X 2.86 m

Living room 5.16 m X 4.35 m

Dining room 2.3 m X 1.91 m

Kitchen 3.02 m X 3.61 m

Bedroom 2 3.18 m X 2.64 m

Den 3.29 m X 1.8 m

Primary Bedroom 3.99 m X 2.11 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.