



## Edmonton Alberta

\$549,900

Beautifully restored 3 BDRM 1.5 bath 1913 Westmount gem, renovated from the studs up while preserving its original character and charm. Historic beauty meets modern comfort in one of Edmonton's most sought-after neighbourhoods. The primary opens onto a stunning second-storey balcony over a tree-lined street. BDRM two is a loft retreat and bedroom 3 is generously sized. The work runs deep: new subfloor over repaired, shimmed joists, engineered beam and steel support column, PEX water lines, ABS drainage with backwater valve, and a custom kitchen with soft-close cabinetry, quartz counters, farmhouse sink and Italian subway tile. Penny tile, heated bathroom floor and a rebuilt wide-tread oak staircase. Newer shingles, eavestroughs, attic window, furnace and fresh paint. Covered porch, landscaped yard, large deck, heated double garage with new door and opener. Walking distance to schools, shops, cafes and festivals on 124 Street and minutes to downtown and the River Valley! Some photos are virtually staged. (id:6769)

Primary Bedroom 4.5 m X 6.41 m

Bedroom 2 3.65 m X 3.25 m

Bedroom 3 7.8 m X 3.96 m

Living room 5.48 m X 3.65 m

Dining room 3.74 m X 2.96 m

Kitchen 3.74 m X 3.5 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.rllv.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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