



Edmonton Alberta

\$699,800

A rare opportunity to own 2.5 storey Craftsman home. Beautifully kept and updated throughout the years while preserving many original features. List of upgrades consists of: double garage (2009), furnace (2009), foundation reinforcement, weeping tile & sump pump (2012), shingles (2013), HWT (2013), lifting levelling, & pouring of cement foundation under the back of the house (2020), replacement of sewer line under the house and all the way out to the street, backflow valve (2023). Main floor has living room with stain glass windows & ornamental fire place (not functional), pocket doors, well sized dining room, kitchen with quartz counters, family room (over 10' ceiling), breakfast nook & a half bath. Upstairs has 4 bedrooms, an office, & 2 baths. Third level consists of cozy loft with wood burning stove. An attic has potential for future development. Ideally located in Queen Alexandra near the U of A, cafes, markets, & transportation. If character home is what you desire - this one must be seen. (id:6769)

Living room 4.2 m X 3.82 m
Dining room 3.78 m X 3.94 m
Kitchen 3.5 m X 2.89 m
Family room 4.13 m X 4.41 m
Breakfast 3.45 m X 3.1 m
Other 2.82 m X 3.8 m
Primary Bedroom 3.8 m X 6.22 m

Bedroom 2 3.14 m X 2.97 m
Bedroom 3 3.59 m X 3.58 m
Bedroom 4 3.37 m X 3.27 m
Office 3.21 m X 3.07 m
Playroom 1.87 m X 1.59 m
Loft 7.07 m X 4.23 m

Listing Presented By:



Originally Listed by:
Homes & Gardens Real Estate
Limited

<http://www.teresakoziel.com/>



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.