



## Edmonton Alberta

**\$599,900**

Welcome to this unbelievably well-maintained & upgraded Heritage Home with timeless character, on one of the most sought-after tree-lined streets in Westmount! Enjoy peaceful mornings on the inviting front porch before stepping inside to a spacious main floor featuring a long central hallway with well-defined rooms. The bright living room is highlighted by beautiful bay windows, while the dining room offers a cozy fireplace ideal for entertaining. The renovated kitchen includes quartz countertops, an under-mounted sink, and ample cabinetry. A convenient 2-piece bathroom completes the main level. Upstairs offers three good sized bedrooms including the primary with a massive walk-in and one secondary bedroom featuring access to a west-facing balcony. Gorgeous 4-piece bathroom completes the upper floor. Outside, enjoy a large treed backyard with a deck and a single detached garage. Upgrades include a 2023 Trane furnace, 40-gallon hot water tank (2022), exterior paint (2019), and new plumbing throughout. (id:6769)

Laundry room 1.78 m X 3.48 m

Storage 5.65 m X 6.13 m

Living room 3.54 m X 4.41 m

Dining room 2.97 m X 4.81 m

Kitchen 2.72 m X 4.86 m

Primary Bedroom 3.25 m X 4.16 m

Bedroom 2 2.87 m X 3.8 m

Bedroom 3 2.83 m X 3.8 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

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

**Ahmad Sai**   
**RE/MAX RIVER CITY**

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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