



## Edmonton Alberta

\$599,000

Your opportunity to live your best life in the sought-after Westmount Architectural Heritage Area! Just steps from vibrant 124th Street with its amazing restaurants & shops, this captivating 1,453 SqFt 2-Storey (built 1913) blends timeless character with modern comfort. Step inside and feel the charm--starting with the spacious Living Room, perfect for cozy movie nights (Gas Fireplace and Surround Sound). The separate Dining Room leads to the Kitchen featuring newer Cabinets & Quartz Countertops. Upstairs, Hardwood flows through 3 Bedrooms. The large Primary offers 2 Walk-In Closets (California Closet design) & a Wardrobe, while the 3rd Bedroom opens to a 3-Season Sunroom. The Updated Bathroom showcases a Standalone Tub & Tiled Shower. The stunning low-maintenance yard includes Turf, a Concrete Block Patio & a Newer Double Garage ('09). Recent Upgrades: LED Exterior Lights (\$13k) & Landscaping (\$60k) in 2023; newer windows; light fixtures; Ext & Int Paint ('24-25); New Washer/Dryer ('25); D/W & Oven ('24) (id:6769)

Living room 4.27 m X 4.46 m

Dining room 4.69 m X 4.74 m

Kitchen 2.94 m X 4.36 m

Primary Bedroom 4.57 m X 3.33 m

Bedroom 2 3.62 m X 2.91 m

Bedroom 3 3.97 m X 2.71 m

Listing Presented By:



Originally Listed by:  
The Agency North Central Alberta

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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