



Edmonton Alberta

\$874,900

A rare convergence of historic architecture and substantial modern renewal in the heart of Westmount. In 2003, the Charles Barker Residence was lifted onto a new concrete foundation with new sewer, sump and water lines, creating a full-height, in-floor heated lower level. Further improvements include updated mechanical, new central air and a 2023 cedar-shake roof. Offering 2,375+ sq. ft. of total living space, 3 bedrooms and 2.5 baths, the home retains the craftsmanship that makes it exceptional: original hardwood, substantial millwork, glass pocket doors, brick fireplace, enclosed 3 season sunroom, claw-foot tub and pressed-tin ceiling. The 696 m² grounds are equally distinguished, with mature trees, pond, west-facing two-tiered deck and oversized double garage. Just steps from the restaurants, galleries, cafes and independent shops of 124 Street. A remarkably complete Westmount residence, restored for modern life while preserving what makes it exceptional. (id:6769)

Recreation room 6.59 m X 5.54 m

Living room 4.45 m X 3.6 m

Dining room 4.86 m X 3.25 m

Kitchen 3.53 m X 3.33 m

Sunroom 7.16 m X 2.1 m

Primary Bedroom 3.41 m X 3.4 m

Bedroom 2 3.41 m X 3.36 m

Bedroom 3 3.37 m X 2.59 m

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

<https://www.iconicyeg.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.