



## Edmonton Alberta

\$515,000

Welcome to this beautifully updated 1,032 SQ.FT. bungalow in the sought-after community of Queen Alexandra! This 4-bedroom, 2-bathroom home offers a perfect blend of character and modern upgrades. The main floor features a bright living and dining area with elegant coved ceilings and a charming original mantle fireplace (decorative). The warm kitchen showcases dark lower cabinets, white uppers, stainless steel appliances, and a crisp white tile backsplash. Two generous bedrooms and a full bath complete the main level. A separate entrance leads to the fully finished basement with a SECOND LIVING ROOM, SECOND KITCHEN, (2) additional bedrooms, a full (3-PC) bathroom, and shared laundry. Notable upgrades include BRAND NEW Hi-Efficiency Furnace (2026); Roof (2014); Basement Windows(2014) and a RECENTLY BUILT DOUBLE DETACHED GARAGE (2014). This fantastic location is just minutes to Whyte Avenue and walking distance to the University of Alberta. A great opportunity for families or investors alike! (id:6769)

Bedroom 3 3.35 m X 4.16 m

Bedroom 4 3.39 m X 4.61 m

Second Kitchen 3.86 m X 2.69 m

Recreation room 3.86 m X 3.75 m

Utility room 3.89 m X 5.02 m

Living room 5.06 m X 4.97 m

Dining room 4.08 m X 1.85 m

Kitchen 4.08 m X 5.11 m

Primary Bedroom 3.56 m X 3.67 m

Bedroom 2 3.55 m X 3.58 m

Storage 0.98 m X 0.51 m

Listing Presented By:



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Real Broker



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