



## Edmonton Alberta

\$699,900

Welcome to Parkallen's original farmhouse, a rare piece of history. This charming 2 storey home offers 1538 sqft of functional living space. A welcoming sunroom greets you at the front entrance & flows into the spacious living room & formal dining area, both filled with natural light from the abundance of windows. The industrial farmhouse style kitchen features vaulted ceilings & unique character. A beautifully updated 3pc bath with a steam shower completes the main. Upstairs you'll find 3 comfortable bedrooms & 3pc bath. This well maintained home showcases original hardwood flooring throughout, A/C, double detached garage & has seen many upgrades over the years. Situated on a massive 130 x 58 (707.46m<sup>2</sup>) lot, the property offers excellent potential for families, investors or future redevelopment. Move in & enjoy or explore development opportunities. Just minutes to the U of A, LRT, schools, parks & Whyte Avenue, making this a prime opportunity in one of Edmonton's most sought after neighborhoods. (id:6769)

Laundry room 3.56 m X 3.19 m

Living room 4.08 m X 3.79 m

Dining room 3.73 m X 3.63 m

Kitchen 4.14 m X 3.19 m

Breakfast 4.14 m X 2.68 m

Sunroom 6.4 m X 2.08 m

Primary Bedroom 3.79 m X 3.66 m

Bedroom 2 3.76 m X 3.31 m

Bedroom 3 3.65 m X 2.98 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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