



## Edmonton Alberta

\$649,900

Step inside and fall in love! This 1925 character home has been beautifully restored from top to bottom -- blending historic charm with modern style. Soaring 9' ceilings, exposed brick, and engineered hardwood floors set the tone, while drywall, insulation, windows, doors, baths, lighting, plumbing, high-efficiency furnace, and tankless hot water (2015), exterior paint (2019), weeping tile & sump (2020) means everything's already done for you. The custom kitchen is a showstopper -- white maple cabinetry, butcher block island, quartz counters, stainless steel appliances, heated porcelain tile floors. Cozy up by the Valor gas fireplace or soak in the claw-foot tub. Stained glass, crown molding, and wainscoting add that perfect touch of vintage charm. Three spacious bedrooms and a bright lower level boasting a rec/flex room, laundry & storage. All this in a prime location on a 34' x 183' lot AND you'll love the walkability of this neighborhood--just minutes to the University, LRT, cafes, shops, and Whyte Ave. (id:6769)

Recreation room 2.59 m X 1.94 m

Laundry room 3.17 m X 4.88 m

Living room 5.29 m X 5.38 m

Dining room 2.94 m X 4.01 m

Kitchen 3.38 m X 3.04 m

Breakfast 3.67 m X 2.16 m

Primary Bedroom 4.05 m X 5.4 m

Bedroom 2 2.32 m X 4.1 m

Bedroom 3 4 m X 3.06 m

Listing Presented By:



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