



## Edmonton Alberta

\$539,900

CORNER LOT IN GARNEAU! Make sure to stop by this pretty one 1/2 storey home in the perfect location! Walkable to the University of Alberta campus and hospital and just 2 blocks to Safeway and Whyte Avenue. Brimming with character and modern updates, enjoy beautiful hardwood floors, a spacious living room, and dining room, and open concept kitchen. The residence is perfect for both relaxing and entertaining. Upstairs, you'll find two cozy bedrooms with unique dormer windows, alongside a full four-piece bathroom. Improvements include updated electrical service, modern plumbing, high efficiency furnace, oversized garage, and a fresh coat of paint throughout. The fenced south yard offers a serene outdoor space, while the basement boasts a recreation room, an additional bedroom, and a three-piece bath. This home blends classic charm with contemporary convenience, making it an ideal choice for discerning buyers. (id:6769)

Bedroom 3 3.37 m X 3.05 m

Laundry room 3.36 m X 3.07 m

Recreation room 7.42 m X 3.52 m

Living room 5.37 m X 3.68 m

Dining room 3.21 m X 3.04 m

Kitchen 4.66 m X 3.21 m

Primary Bedroom 5.5 m X 3.09 m

Bedroom 2 3.98 m X 3.71 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty



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