



## Edmonton Alberta

\$748,000

Walk to the University and nearby hospitals from this charming 1700+ sq ft home set in a mature, tree-lined neighbourhood. Ideal for professionals or investors, this property offers 4 bedrooms, a fully finished basement, single garage, and central air conditioning. A welcoming front porch and spacious foyer lead to a bright great room with vaulted ceilings and abundant natural light. French doors open to a formal dining room, perfect for hosting. The functional layout provides flexibility for shared living or student rental potential. Enjoy the sunny south-facing yard and 12x16 deck and yard. The lower level features a large family room, bedroom, 3-piece bath, and wet bar—ideal for guests or tenants. Upstairs, the spacious primary bedroom includes a cozy reading nook and private ensuite. A rare opportunity in a prime location offering lifestyle and income potential.

(id:6769)

Family room 7.05 m X 4.63 m

Bedroom 4 4.47 m X 3.2 m

Living room 4.7 m X 4.2 m

Dining room 3.63 m X 3.55 m

Kitchen 3.61 m X 2.44 m

Primary Bedroom 5.17 m X 3.27 m

Bedroom 2 3.55 m X 3.03 m

Bedroom 3 3.6 m X 3.12 m

Listing Presented By:



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MaxWell Challenge Realty

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