



## Edmonton Alberta

\$599,000

A majestic substantially updated 2-storey abode. Sitting on a lot wider than a sumo wrestlers belt, clocking in at over 55 ft. None of that 25-foot skinny lot nonsense. A south-facing living room to hang out with buddies that's open to the heavens above, providing TOO MUCH SUNLIGHT throughout the day. A bedroom on the main floor for those midnight snack runs without the hassle of stairs. Located within the school catchment area of Vernon Barford Junior High, one of the best schools in the city. Last but not least, this gem of a home boasts minimal maintenance costs, thanks to constant upgrades throughout the years like vinyl windows (2016), shingles (2018), furnace (2018), garage door (2020), and eavestrough (2023). NEW light fixtures (2024), NEW LVP floorings on the main and basement levels (2024), NEW appliances (2024), NEW wall outlets/switches (2024), NEW paint (2024), NEW interior doors (2024), NEW vanity mirrors, faucets and MORE. This is the one unicorn you've been looking for. (id:6769)

Living room 5.53 m X 4.45 m

Dining room 2.93 m X 3.59 m

Kitchen 2.31 m X 3.49 m

Family room 5.75 m X 3.46 m

Bedroom 4 3.14 m X 3.42 m

Den 4.39 m X 3.54 m

Primary Bedroom 3.75 m X 4.13 m

Bedroom 2 2.69 m X 3.09 m

Bedroom 3 3.45 m X 3.09 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<https://martinzrealty.com/>

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