



## Edmonton Alberta

\$525,000

This charming family home - ideally located in the heart of Highlands - is just a 1 block to Ada Blvd, has easy access to the river valley, is close to schools + neighbourhood shops & restaurants, short drive or bike/bus ride to downtown. A 1428 sq ft, 1.5 storey home with 4 bedrooms & 2 baths, it has been updated over the years while maintaining its original character incl. cove ceilings, maple hardwood floor & built-in cabinets. Upgrades incl. attic insulation, shingles, electrical panel, plumbing, most windows, H2O tank (2023), HE furnace, etc. The main floor is bright & cheery with both morning & evening sun. It has a good size bedroom with her/his closets, updated 4-piece bath, a renovated galley kitchen adjacent to the dining room that is open to a large living room with a wood-burning fireplace. There are 2 bedrooms on the top floor incl. the spacious primary bedroom with a walk-in closet. The finished basement offers another bedroom, laundry & family room. Basement could easily convert to suite. (id:6769)

Family room 5.76 m X 3.59 m

Bedroom 4 3.72 m X 2.57 m

Laundry room 2.9 m X 2.86 m

Living room 5.83 m X 3.61 m

Dining room 3.84 m X 3.65 m

Kitchen 3.98 m X 2.5 m

Bedroom 3 4.04 m X 3.07 m

Primary Bedroom 5.81 m X 4.13 m

Bedroom 2 3.52 m X 2.85 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.wattsells.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave, Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net