



Edmonton Alberta

\$299,900

The 'Margaret Marshall' Residence ~ A timeless gem nestled in the heart of historic Highlands, this charming 2-storey Craftsman-style home has stood gracefully for over a century. Just 1 block from Ada Boulevard & the River Valley, and a short stroll to the golf course, shops, and cafes of 112 Ave... the location blends heritage with lifestyle. Offering 1,170 sq. ft., the home features 3 bedrooms and 1.5 baths, with a welcoming covered front veranda & a private front yard. Inside, the main floor showcases the layout of a bygone era - once home to a formal parlour & adjacent living room, with a kitchen at the rear opening onto the back porch and yard. While thoughtful updates have been made over the years - including new toilets (2021), floor drain and cast iron p-trap replacement (2021), a high-efficiency furnace (2024), H2O tank (2021) - the home awaits a discerning buyer with vision & passion to restore its vintage character & original details. A rare opportunity to own a piece of Edmonton's history! (id:6769)

Living room 3.07 m X 4.14 m
Dining room 2.82 m X 1.77 m
Kitchen 2.94 m X 2.62 m
Family room 3.07 m X 5.21 m

Bedroom 3 2.25 m X 3.67 m
Primary Bedroom 4.44 m X 2.87 m
Bedroom 2 2.61 m X 4.84 m

Listing Presented By:



Originally Listed by:
RE/MAX River City



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.