



## Edmonton Alberta

\$269,900

Welcome home to 'The Ivan,' a stately gentleman full of warmth and character. This tastefully updated gem boasts 1381 sq ft of living that blends vintage charm with modern amenities. Upstairs, 3 equally SPACIOUS bedrooms w closets, plus 4-piece bath. A balcony off the second-level bonus office/craft/art studio. Entertain in style in the stunningly elegant dining room w fireplace and pocket doors leading to the large living room, featuring picture rail and a half bath. Beautiful wood floors throughout. The renovated kitchen features an apron sink, gas stove, and butler pantry. Upgrades include kitchen remodel, addition of half bath & pantry, balcony floor & beam replacement, 100amp electrical, furnace 2021, shingles 2022. Fully fenced with an oversized single garage and room for RV parking. (id:6769)

Living room 3.57 m X 4.57 m

Dining room 4.03 m X 3.52 m

Primary Bedroom 3.37 m X 3.75 m

Bedroom 2 3.35 m X 3.64 m

Bedroom 3 3.03 m X 3.17 m

Listing Presented By:



Originally Listed by:  
Royal LePage Arteam Realty

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.