



## Edmonton Alberta

\$289,900

Welcome to this 2nd owner home in Alberta Avenue. This 1940's raised bungalow with 2 separate entrances to the full basement, has a lot to offer. With a vintage feel, the main floor has 3 bedrooms, a 4 piece main bath, and a 2 piece en suite. A spacious kitchen , with eating area and updated cabinets. Large open living and dining area, with original hardwood floors under the carpet. Lower level has a laundry area, a second kitchen, 2 more bedrooms, and the second 4 piece bath. Upgraded furnace and HWT. Low maintenance yard with covered carport and an oversized single garage. Close to schools, shopping , and is conveniently located on a major bus route. (id:6769)

Family room 3.6 m X 3.56 m

Bedroom 4 4.95 m X 2.95 m

Bedroom 5 2.81 m X 2.44 m

Living room 3.81 m X 3.24 m

Dining room 2.48 m X 2.35 m

Kitchen 4.11 m X 3.83 m

Primary Bedroom 4.1 m X 3.15 m

Bedroom 2 3.15 m X 2.52 m

Bedroom 3 3.13 m X 2.46 m

Listing Presented By:



Originally Listed by:  
Initia Real Estate

<http://www.roxannehomes.com/>



**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.