



## Edmonton Alberta

\$425,000

~ 3 BEDROOM, 1 BATH 1.5 STOREY HOME in HIGHLANDS ~ SINGLE DETACHED GARAGE ~ CENTRAL AIR CONDITIONING ~ OVER 1185 SQ FT ~ BUILT in 1932 ~ Very well maintained home on a quiet tree lined street in the heart of Highlands ~ This home has been well maintained over the years and has many upgrades including New Roof (2021), Newer Windows, New Exterior Paint (2023), New Plumbing, Tankless Hot Water Heater, 100 amp electrical service, HRV, Central Air Conditioning and much more ~ The kitchen is bright and has a gas range and ample cupboard space ~ The living room is massive and tons of windows ~ There is hardwood throughout this amazing home ~ Upstairs there is a bedroom loft area that could also work well for a home office or bedroom ~ The main floor also features a large bedroom plus another room that works as a bedroom or could be a formal dining room ~ The basement is clean and dry and has a fireplace as well ~ The detached garage has a wood stove and is great for a man cave, shop or storage ~ AMAZING HOME !!!

(id:6769)

Family room 7.17 m X 9.27 m

Storage 2.11 m X 2.08 m

Living room 3.84 m X 5.51 m

Kitchen 3.85 m X 2.95 m

Primary Bedroom 3.36 m X 2.92 m

Bedroom 2 3.37 m X 3.38 m

Bedroom 3 3.98 m X 9.46 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<http://www.chetaylor.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.