



Edmonton Alberta

\$214,900

Full of character and move-in ready, this charming Alberta Avenue home is the perfect blend of classic appeal and modern peace of mind. Offering 2 spacious bedrooms, 1 bathroom, and 825 sq. ft. of bright living space, it features original hardwood floors, rich wood trim, and a decorative brass fireplace that adds warmth and charm. The large kitchen provides plenty of cabinetry and workspace, while the sunny west-facing front porch is perfect for relaxing with your morning coffee. The full ceiling height basement offers excellent future development potential. Best of all, the major mechanical upgrades have already been completed, including a new furnace (2018), shingles (2022), hot water tank, and 100-amp electrical service—saving buyers thousands in future maintenance costs. Complete with a large yard and single detached garage, you're just minutes from the Italian Centre, bike lanes, festivals, Commonwealth Stadium, NAIT, shopping and transit. (id:6769)

Primary Bedroom 3 m X 3.4 m

Bedroom 2 2.6 m X 3.3 m

Listing Presented By:



Originally Listed by:
MaxWell Polaris

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



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