



Edmonton Alberta

\$449,900

This Parkdale charmer fuses historic soul with modern polish in one of Edmonton's most walkable, up-and-coming neighbourhoods. Steps away from the Commonwealth Stadium, Community Rec Centre & Stadium LRT, the North Saskatchewan River Valley, and minutes from Downtown, the Royal Alex, Kingsway Mall, and vibrant 118 Ave eateries & shops. Two storeys of character: upstairs there are 2 bedrooms plus a 5-piece bath with jetted tub and tons of natural light. Main floor has a 3rd bedroom, bright & spacious living room, large 3-piece bath, and a kitchen built for gathering, with exposed open-beam ceilings and refinished gorgeous hardwood floors in the living room and main-floor bedroom. An added separate entrance takes you to the unfinished basement which features full ceiling height, lots of windows, and is roughed in for both kitchen & bath, ideal to build out a full 2-bedroom suite. This is your chance to live bold, breathe art, bike paths, green space, and culture—all while feeling rooted in the real Edmonton. (id:6769)

Living room 3.73 m X 5.1 m

Dining room 1.95 m X 2.67 m

Kitchen 2.97 m X 4.02 m

Bedroom 3 2.61 m X 3.47 m

Primary Bedroom 3.99 m X 3.46 m

Bedroom 2 3.99 m X 2.95 m

Listing Presented By:



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RE/MAX River City

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



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