



Edmonton Alberta

\$299,000

Welcome to this charming 2-storey home in Alberta Avenue, offering 1,339 sq ft above grade plus a fully finished basement. Blending character with modern updates, this well-maintained home features 3 bedrooms and 2 bathrooms. The bright main floor boasts spacious living and dining areas, large windows, and a functional layout. The kitchen provides ample cabinetry and workspace, while the upper level offers three bedrooms and an updated full bath. The finished basement expands your living space with a large recreation room, second kitchen area, and flexible space for a home office, hobbies, or entertaining. Enjoy the new covered deck, fenced and landscaped yard, and oversized double detached garage with rear lane access. Recent upgrades include a new furnace and hot water tank (2025), newer shingles, updated electrical, new flooring, and fresh paint. Conveniently located near schools, parks, transit, shopping, Commonwealth Recreation Centre, and downtown Edmonton. (id:6769)

Second Kitchen 4.64 m X 4.09 m

Recreation room 2.66 m X 5.97 m

Utility room 2.36 m X 3.53 m

Living room 6.14 m X 3.73 m

Dining room 3.35 m X 3.57 m

Kitchen 3.53 m X 2.87 m

Den 3.41 m X 1.7 m

Primary Bedroom 4.8 m X 2.39 m

Bedroom 2 2.41 m X 4.46 m

Bedroom 3 4.14 m X 2.74 m

Listing Presented By:



Originally Listed by:
RE/MAX River City



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
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.