



## Edmonton Alberta

\$275,000

Perfectly positioned on a quiet, tree-lined street, this charming home offers the best of both worlds walking distance to downtown, Commonwealth Stadium and Rogers, while providing a peaceful escape from the city's energy. Ideal for sports enthusiasts and those who love an urban lifestyle, this property has seen major upgrades over the past four years, including plumbing, electrical, complete landscaping with new drainage, shingles, plus a hot water on-demand system. Inside, you'll find beautiful coved ceilings, a spacious living room with electric fireplace insert, and a cozy sitting area. The dining room is filled with natural light while the kitchen features newer appliances, ample cabinetry and generous counter space. The primary bedroom has a walk-in closet. Down the hall a secondary bedroom, 4pc bath and a separate side entrance complete the main floor. Basement has 2 large office/den rooms, or future 3rd and 4th bedrooms and another rec area and laundry. Single garage with extra parking in back. (id:6769)

Family room 5.38 m X 2.51 m

Den 2.19 m X 4.1 m

Recreation room 4.42 m X 4.09 m

Living room 5.78 m X 5.47 m

Dining room 1.09 m X 2.9 m

Kitchen 3.08 m X 3.4 m

Primary Bedroom 3.39 m X 3.25 m

Bedroom 2 3.44 m X 3.25 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://www.mastersteam.ca/>



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