



## Edmonton Alberta

\$279,900

Two kitchens, two entrances! This charming 3 bedroom (2 +1) home on a quiet tree-lined street is ready to welcome a new family or investor. The main floor has a great flow with a living room boasting a large east facing picture window letting in warm morning light where you can enjoy your coffee. The kitchen and dining room have a functional layout and overlooks the large back yard. A 2-piece bath and main floor laundry complete this level. Upstairs are 2 good sized bedrooms and a full bath. The closet has a fun crawl space ideal for extra storage or a cozy little reading nook for the kids. The basement has a SECOND KITCHEN, full bathroom, bedroom, large living space and PRIVATE ENTRANCE. There's plenty of space on the large back deck and fenced back yard. Enjoy a BBQ with friends before catching a football game at Commonwealth, or cozy up with marshmallows next to the firepit. In Alberta Avenue, you are close to entertainment, shopping, restaurants, Downtown, NAIT, Royal Alex hospital and more. (id:6769)

Bedroom 3 2.85 m X 3.49 m

Second Kitchen 2.45 m X 4.45 m

Recreation room 6.6 m X 3.12 m

Living room 6.76 m X 3.42 m

Dining room 2.69 m X 3.4 m

Kitchen 3 m X 3.59 m

Den 2.74 m X 3.63 m

Primary Bedroom 4.03 m X 3.45 m

Bedroom 2 3.3 m X 3.54 m

Listing Presented By:



Originally Listed by:  
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