



## Edmonton Alberta

\$349,900

Perfect Starter, strong rental or development INVESTMENT, Step into timeless charm blended seamlessly with modern updates this renovated 2-storey character home. Offering 4 bedrooms, 2 full bathrooms, over 1200 sq. ft. of thoughtfully designed living space (including the finished basement), this move-in ready gem is ideal for first-time buyers, growing families, or savvy investors. The main floor welcomes you with a cozy living room, a dedicated dining area, and a modernized kitchen—all complemented by a stylish 4-piece bath. Upstairs, you'll find three generous bedrooms, including a spacious primary suite complete with its own 4-piece ensuite for added privacy and convenience. The finished basement adds versatile living space with a comfortable family room, a den, and a potential 4th bedroom, New HWT/furnace motherboard a combined mechanical/laundry room, plus ample off-street parking and a double detached garage Outside, enjoy a fully fenced yard—perfect for kids, pets, or entertaining. (id:6769)

Den Measurements not available

Bedroom 4 Measurements not available

Living room 11.11 m X 16.2 m

Dining room 13.9 m X 8.1 m

Kitchen 12 m X 9.1 m

Primary Bedroom 11.12 m X 18.5 m

Bedroom 2 13.5 m X 9.11 m

Bedroom 3 9.1 m X 13.11 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



**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.