



## Edmonton Alberta

\$318,989

Welcome to the heart of Alberta Avenue, where the epitome of central living awaits you. This 1400+ sq ft home is bathed in natural light through expansive windows, showcasing its unique charm and character. The main floor features gleaming hardwood floors, leading to a spacious living room and a dining room seamlessly connected to a kitchen with striking red floors, ample counter space, and floor-to-ceiling cupboards. On the upper floors, three bedrooms, including a roomy primary bedroom, await. The upstairs bathroom boasts a separate water closet for added convenience during busy mornings. The basement, with its impressive height, houses upgraded electrical, plumbing, and furnace systems, providing a solid foundation for potential enhancements. Step outside to the fenced backyard, complete with a single garage for added convenience. Your neighbours cant wait to welcome you to the neighbourhood, so dont miss your chance to have this Edmonton Life! (id:6769)

Living room 3.5 m X 6.5 m

Dining room 3.5 m X 3.4 m

Kitchen 2.9 m X 4.5 m

Primary Bedroom 3.4 m X 4.2 m

Bedroom 2 2.7 m X 3.9 m

Bedroom 3 3 m X 3.1 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<https://thisedmontonlife.com/>

**RE/MAX ELITE**

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