



## Edmonton Alberta

\$329,000

Great Location for access to LRT station and the popular Arts Community of Parkdale just off Alberta Avenue. The home fronts onto the parkland and is just steps from Borden Park as well. The spacious living room can easily be a living room/dining room combo and the kitchen has all the modern amenities. 2 generous bedrooms and a 4 pc. bath complete this level. Downstairs is a complete kitchen (no stove) with a 3 pc bath and a good sized bedroom. Entry can be privately created and separate from the upstairs living area, and the large windows make this convenient for a student or family member. The furnace and air conditioner are 2020, hot water tank 2024, and the larger windows front and back are newer. A new fence encloses the entire yard front and back as a bonus for pets. Zoning is large scale residential so highly suitable for future development. (id:6769)

Living room 4 m X 5.3 m

Kitchen 3 m X 4 m

Primary Bedroom 3.3 m X 3.8 m

Bedroom 2.3 m X 3.5 m

Listing Presented By:



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<http://www.margareteperrault.com/>



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