



## Edmonton Alberta

\$314,900

Welcome to Montrose! This 1734 sq.ft. two storey sits on a 565.472 m<sup>2</sup>(49.5x123) lot, on a quiet tree-lined street. This home features many unique details such t & g cedar, open beam ceilings, open rise stairwell and great natural light throughout. The living room & dining areas are spacious and open, with views of the yard and a wood-burning fireplace for warmth and ambiance. There are 2 bedrooms on the main level, full 4-piece bathroom, with an additional one bedroom on the upper level. You will also find another living area/loft in the upper level with a south-facing sun room. The lower level of the home has two more bedrooms, 3-piece bathroom, rec room, mechanical room & storage. Outside, the lot is spacious with plenty of greenspace, single detached garage/workshop & RV parking. The o/s single garage is heated & insulated. Homes like this don't hit the market all the time, this is a great opportunity to renovate, build new or rent out until the time is right. Priced below assessed value - view today! (id:6769)

Family room 4.93 m X 3.53 m

Recreation room 4 m X 3.65 m

Storage 3.19 m X 2.57 m

Utility room 6.42 m X 3.31 m

Living room 5.21 m X 3.57 m

Dining room 4.98 m X 3.31 m

Kitchen 3.33 m X 2.32 m

Primary Bedroom 4.12 m X 4.08 m

Bedroom 2 2.92 m X 2.42 m

Listing Presented By:



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RE/MAX Real Estate

<http://www.walterdiduck.ca/>



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