



Edmonton Alberta

\$619,900

Situated in the heart of Westmount on a quiet treelined street. Walk to 124 St's restaurants, shops, and markets. Great schools, playgrnds, rivervalley, downtown. This huge 50 x 140 CORNER LOT supports future development -- equally compelling for families, investors, and developers. The home is renovated while preserving the original character: bright open main flr with modern kitchen, 3 marble-tile bathrooms, a main flr bdr/office and two generous upper bdrms. Gorgeous private yard fully fenced, stamped concrete patios, large lawn with mature trees, garden boxes, firepit and 2 sheds. Finished bsmt with full bath, Murphy bed, living and office space, laundry rm and area for a future kitchen -ideal for rental, in law or family fun. What sets this property apart is what you can't see: \$20,000 in all new underground plumbing in 2024. Furnace, hot water tank, roof, A/C, electrical, plumbing and windows all updated in the last decade. Move in, generate income, or build in an amazing location (id:6769)

Laundry room 3.16 m X 3.38 m

Recreation room 8.37 m X 7.2 m

Storage 2.65 m X 3.47 m

Utility room 2.85 m x Measurements not available

Living room 5.72 m X 3.75 m

Dining room 2.99 m X 3.09 m

Kitchen 2.99 m X 3.53 m

Den 2.97 m X 3.14 m

Bedroom 2 3.73 m X 3.42 m

Primary Bedroom 3.44 m X 4.36 m

Bedroom 3 3.44 m X 4.01 m

Listing Presented By:



Originally Listed by:
RE/MAX Professionals

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



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.