



Edmonton Alberta

\$399,800

Exceptional location for 3+2 bedroom, 2 full bath home situated on an alley corner lot overlooking John J Olinyk Park. This home offer a traditional L shaped living & dining room, except the dining & kitchen are fully open to each other & have park views. The living room overlooks the quiet no drive through street. There are three 60's era bedrooms on the main floor & a four piece bath. On the lower level you will find a 2nd kitchen two bedrooms & a three piece bath. The large south & east exposed yard is fully fenced with newer pressure treated fencing & there is a oversized single detached garage. The home has updated windows on the main floor, newer front & rear doors, refreshed baths, tiled floor in kitchen & baths, updated flooring throughout the main level & basement, recent shingles on the house & the mechanical system has a new HWT this year, updated hi efficiency furnace & newer sub panel. Ideal location within the community with easy access to parks, playgrounds, river valley, schools & more! (id:6769)

Family room 5.11 m X 3.84 m

Bedroom 4 3.35 m X 3.34 m

Bedroom 5 2.93 m X 3.87 m

Second Kitchen 4.32 m X 3.82 m

Laundry room 2.88 m X 2.09 m

Utility room 5.02 m X 1.92 m

Living room 5.94 m X 3.66 m

Dining room 2.22 m X 3.88 m

Kitchen 2.4 m X 3.88 m

Primary Bedroom 3.11 m X 4.12 m

Bedroom 2 2.95 m X 2.6 m

Bedroom 3 2.67 m X 4.26 m

Listing Presented By:



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