



## Edmonton Alberta

\$465,000

Welcome to Avonmore! This rare "Golden Home" is a solid 3-bedroom gem built with signature steel beams and meticulously maintained over the years. Quality upgrades include Plygem vinyl windows, doors, siding, soffits (2011), and roof (2013). Inside, hardwood floors and a wood-burning fireplace create a warm, inviting feel. Solatubes (2013) add natural light, while the kitchen (2013) offers a great layout with oak cabinetry to the ceiling, deep drawers, a S.S gas stove, and even a pantry! The peninsula overlooks the dining area, highlighted by a beautiful new light fixture. The fenced yard (2015) includes wood and storage sheds. The mostly unfinished basement provides excellent future potential, complete with a cold room, laundry sink, and a handmade birch Murphy bed. To top it off, the double detached garage is fully insulated and heated--perfect for keeping cars warm in winter. This home is move-in ready with room to grow! (id:6769)

Living room 5.99 m X 3.65 m

Dining room 3.54 m X 2.58 m

Kitchen 3.54 m X 2.29 m

Primary Bedroom 3.66 m X 4.06 m

Bedroom 2 3.67 m X 2.44 m

Bedroom 3 2.82 m X 2.85 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.