



## Edmonton Alberta

\$475,000

Welcome to Strathearn--where character meets convenience. This cozy and charming home proves that great things come in smaller packages. Located just steps from the LRT and minutes to Downtown, you'll love living in one of Edmonton's most desirable neighbourhoods without breaking the bank. The main floor features two comfortable bedrooms, while the basement offers a third bedroom and updated vinyl flooring. Recent upgrades include newer windows, doors, hot water tank and vinyl fencing. Out back, you'll find a double detached garage with 220V power--perfect for hobbies, projects, or extra storage--plus a greenhouse and a yard set up for those with a green thumb. This home isn't about square footage--it's about smart living, character, and an unbeatable lifestyle in the perfect location. \*some photos are virtually staged\* (id:6769)

Bedroom 3 2.58 m X 3.44 m

Recreation room 3.44 m X 9.16 m

Laundry room 2.55 m X 1.97 m

Living room 5.06 m X 3.37 m

Kitchen 2.95 m X 3.85 m

Primary Bedroom 3.37 m X 3.13 m

Bedroom 2 2.85 m X 3.14 m

Listing Presented By:



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RE/MAX River City

<https://www.macintoshgroup.ca/>



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