



Edmonton Alberta

\$374,900

NO CONDO FEES and fantastic views, next to the river valley! This exceptional home offers one of the best locations in the city--just steps to Mill Creek Ravine, directly across from Donnan Park, and only a few blocks to the shops, restaurants, and nightlife of Whyte Avenue. Perfect for investors, professionals, or University of Alberta students, this stylish property combines urban convenience with incredible outdoor living. The bright main floor features a spacious living area with patio doors leading to an amazing oversized deck - a serious highlight of this property - overlooking the expansive park area--an ideal space to relax or entertain. The efficient alley kitchen and convenient 2-piece bath complete the main level. Upstairs offers 3 generous bedrooms and an updated 4-piece bath. Additional upgrades include roof (2017) and HWT (2023). (id:6769)

Living room 3.69 m X 3.59 m

Dining room 3.69 m X 2.3 m

Kitchen 2.61 m X 4.08 m

Primary Bedroom 3.91 m X 3.65 m

Bedroom 2 3.92 m X 3.25 m

Bedroom 3 2.56 m X 3.29 m

Listing Presented By:



Originally Listed by:
Professional Realty Group

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



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