



Edmonton Alberta

\$350,000

Ideally located just steps from Giovanni Caboto Park on a quiet one-way street in Edmonton's Little Italy, this charming home offers space, flexibility, & character. The bright living room features a large picture window, coved ceilings, & sculpted details that add timeless appeal. The spacious kitchen provides ample prep space, an adjacent dinette w/access to the enclosed sunroom--perfect for enjoying natural light year-round. A generous main-floor bedroom w/cheater access to the updated 5-pc bath (walk-in shower & tub) & stacked laundry completes this level. Upstairs, you'll find two additional bedrooms with hardwood flooring. The fully developed basement includes a second kitchen, dining area, large family room, bedroom, laundry, storage, & a 3-pc bath (NON-PERMITTED SUITE). Outside, enjoy a fully fenced yard w/deck & patio. The double garage offers 100-amp service & gas heat. Updates include newer electrical, furnace, & vinyl windows. Close to shopping, transit, parks, and amenities. (id:6769)

Bedroom 4 2.64 m X 3.78 m

Second Kitchen 3.31 m X 2.83 m

Laundry room 5.41 m X 3.04 m

Living room 4.78 m X 5.13 m

Dining room 2.22 m X 4.09 m

Kitchen 2.8 m X 2.96 m

Primary Bedroom 3.46 m X 3.93 m

Bedroom 3 2.75 m X 3.47 m

Bedroom 2 3.86 m X 3.47 m

Listing Presented By:



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