



## Edmonton Alberta

\$460,000

Discover downtown Edmonton living at its finest! This light filled and inviting 3 bed, 2.5 bath home is nestled in vibrant Boyle Street with quick access to Rogers Place, Jasper Avenue, the River Valley trail system, dining, shopping and transit. The bright interior showcases hardwood and ceramic tile throughout, a striking exposed wood beam, updated lighting with dimmers, and a spacious kitchen with stainless steel appliances. Major upgrades include central A/C, triple pane high efficiency windows installed in 2024, updated Poly B plumbing, H/E Lennox furnace with air cleaner, water treatment system, security doorbell, LeafFilter gutter guards and fiberglass front and back doors. Enjoy the comfort of a heated 2x6 constructed rear garage, beautifully landscaped yard with raised gardens and rainwater collectors, plus the convenience of central vac, water softener and rear entry garage. (id:6769)

Living room 3.42 m x Measurements not available    Primary Bedroom 3.83 m x Measurements not available  
Dining room 2.16 m x Measurements not available    available  
Kitchen 4.15 m x Measurements not available    Bedroom 2 4.12 m x Measurements not available  
Bedroom 3 4.41 m x Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty



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