



## Edmonton Alberta

\$450,000

A RARE FIND... An incredible opportunity to welcome new owners into a cherished home that has been lovingly held for almost 80 years! Nestled in the heart of Strathearn, known for its beautiful mature tree lined streets, this inviting 1 1/2-storey 3 bedroom home features original hardwood floors and a full height basement with updated vinyl windows. Past improvements include vinyl siding, alum. soffits, fascia and eavestroughs; vinyl windows; a mid-efficient furnace, and recent utility water, gas and sewer lines installed. Outside you'll find a refreshed streetscape with decorative street lighting and sidewalks; maintenance free chain link fencing; front to back concrete walkways; assorted shrubs, perennial flower beds, garden area; and an oversized 24' x 26' wide detached heated garage. Just steps to Strathearn Park and convenient LRT access for quick trips to the river valley or downtown. Don't miss your chance to own in one of Edmonton's most desirable central communities. SIMPLY PUT...Great Value! (id:6769)

Family room 3.35 m X 4.87 m

Den 3.21 m X 3.47 m

Bedroom 4 3.29 m X 2.88 m

Laundry room 3.43 m X 2 m

Storage 2.49 m X 1.92 m

Utility room 2.27 m X 0.62 m

Living room 3.54 m X 5.12 m

Dining room 3.02 m X 3.7 m

Kitchen 3.46 m X 3.77 m

Bedroom 3 3.22 m X 2.96 m

Primary Bedroom 3.61 m X 3.67 m

Bedroom 2 3.62 m X 3.74 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



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