



## Edmonton Alberta

\$364,900

Location, Location!! STRATHCONA is a neighborhood humming with history & charm. Less than 2 blocks to MILLCREEK RAVINE, on a quite treelined street this cute CHARACTER home is perfect as a starter home, Investment Property or for someone looking to build their dream home down the road. This semi-bungalow sits on a 33 wide x 131.56' deep lot facing south, The main floor features 2 bedrooms, a 4-piece bath, large living room, & a kitchen that faces out to the yard allowing for lots of light. The second floor of the home has a huge space that could be another family room or a large primary bedroom/office. The back entry into the home leads to the basement providing suite potential. This walkable location has many nearby walking + bike paths, close to major bus routes. Close to Downtown & Whyte Avenue (lots of Restaurants & shops), the University & U of A hospital. Electrical has been upgraded to 100amp service. Zoned RF2. Some photos have been digitally staged. (id:6769)

Laundry room 2.49 m X 5.04 m

Utility room 3.11 m X 4.19 m

Recreation room 6.62 m X 4.17 m

Living room 3.75 m X 4.5 m

Kitchen 2.72 m X 4.38 m

Primary Bedroom 3.29 m X 3.55 m

Bedroom 2 3.31 m X 2.87 m

Family room 2.49 m X 8.98 m

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group

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

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)