



## Edmonton Alberta

\$299,900

The 'Margaret Marshall' Residence ~ A timeless gem nestled in the heart of historic Highlands, this charming 2-storey Craftsman-style home has stood gracefully for over a century. Just 1 block from Ada Boulevard & the River Valley, and a short stroll to the golf course, shops, and cafes of 112 Ave... the location blends heritage with lifestyle. Offering 1,170 sq. ft., the home features 3 bedrooms and 1.5 baths, with a welcoming covered front veranda & a private front yard. Inside, the main floor showcases the layout of a bygone era - once home to a formal parlour & adjacent living room, with a kitchen at the rear opening onto the back porch and yard. While thoughtful updates have been made over the years - including new toilets (2021), floor drain and cast iron p-trap replacement (2021), a high-efficiency furnace (2024), H2O tank (2021) - the home awaits a discerning buyer with vision & passion to restore its vintage character & original details. A rare opportunity to own a piece of Edmonton's history! (id:6769)

Living room 3.07 m X 4.14 m  
Dining room 2.82 m X 1.77 m  
Kitchen 2.94 m X 2.62 m  
Family room 3.07 m X 5.21 m

Bedroom 3 2.25 m X 3.67 m  
Primary Bedroom 4.44 m X 2.87 m  
Bedroom 2 2.61 m X 4.84 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City



**RE/MAX River City**

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