



## Edmonton Alberta

\$385,000

location, location, location!!! Situated on the edge of the community this property fronts a beautiful recreation park & backs onto another treed park area! This beautiful home has been lovingly cared for & has numerous upgrades. Almost everything here has been upgraded and modernized, boasting 2 spacious bedrooms on the main, a beautiful remodeled bathroom, stunning chef's kitchen with maple wood cabinets, granite countertops and stainless appliances & open to dining area. Newer massive windows throughout, hardwood flooring, GAS fireplace, shingles, gutters, garage doors, furnace, attic insulation, fencing, 100AMP electrical, furnace, central air, sump pump, back flow valve, composite porch, stone facing & the list goes on and on. Expect to be impressed. Walk around the corner to seniors center, minutes to Rogers Place, Downtown, restaurants, public transportation & easy access to connecting routes. DISCLOSURE...foundation repairs are complete (photos) & cosmetic finishing required to restore bsmt charm! (id:6769)

**Family room** Measurements not available

**Den** Measurements not available

**Bedroom 3** Measurements not available

**Living room** Measurements not available

**Dining room** Measurements not available

**Kitchen** Measurements not available

**Primary Bedroom** Measurements not available

**Bedroom 2** Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.gregsteele.ca/>

**RE/MAX**  **River City**

**RE/MAX River City**

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