



## Edmonton Alberta

\$639,900

Opportunity knocks with this charming 2+1 bedroom home with south back yard on a 55 foot wide lot across from the park on desirable Strathearn Drive. Move in and enjoy the great location close to the river valley and downtown, or redevelop with a new build (or builds) to capitalize on one of the best locations in Edmonton.

The main level of this comfortable split features a bright living room with view of the park, sunny dining room, and updated kitchen with plenty of cupboard and work space. Upstairs you'll find the spacious master bedroom looking over the park, big second bedroom and the full bath. There's a comfy den on the third level, plus access to the attached garage. The basement is home to a large family room, third bedroom, utility room, and handy powder room. This well maintained home has a newer furnace, air conditioning, roof, and many newer windows. The large lot is fully landscaped with a shed and productive garden in the sunny south yard. Appliances are included; all that's missing is you! (id:6769)

Family room 7.7 m X 4 m

Bedroom 3 3.4 m X 2.6 m

Laundry room 3.9 m X 4.1 m

Den 3.7 m X 2.7 m

Living room 5.6 m X 4.4 m

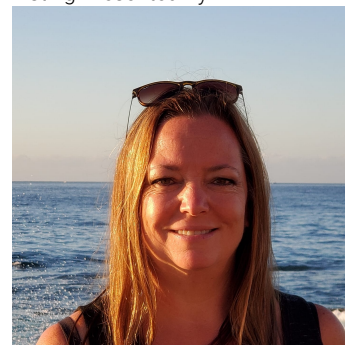
Dining room 4 m X 2.8 m

Kitchen 3.9 m X 3.9 m

Primary Bedroom 4.5 m X 3.8 m

Bedroom 2 3.8 m X 3.1 m

Listing Presented By:



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