



**\$529,900**

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

Welcome to this charming 1.5-storey home in the heart of Parkallen, perfectly situated on a 45' x 140' lot in one of Edmonton's most sought-after communities. Offering 4 bedrooms and 2.5 bathrooms, this home provides a functional layout ideal for families, professionals, or investors alike. Key updates include an aluminum roof and windows that have been replaced over time, adding peace of mind and long-term value. Enjoy an unbeatable location just minutes from the University of Alberta, U of A Hospital, and Whyte Avenue, with Parkallen School only steps away. The vibrant community features a local community centre with an outdoor rink in winter, basketball courts in the summer, a splash park, and a nearby park for kids to play. Walk to your favourite neighbourhood coffee shop, ice cream spot, and bakery, and take advantage of the mature, tree-lined streets that make Parkallen so special. A rare opportunity to own in a prime central location with incredible lifestyle appeal. (id:6769)

Living room 3.58 m X 5.67 m

Bedroom 4 3.58 m X 3.18 m

Dining room 4.52 m X 2.42 m

Family room 2.53 m X 3.45 m

Kitchen 3.05 m X 3.1 m

Primary Bedroom 5.42 m X 4.29 m

Bedroom 3 2.45 m X 3.18 m

Bedroom 2 2.52 m X 3.95 m



#### **REMAX ELITE**

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