



Edmonton Alberta

\$375,000

Live in sought-after Riverdale without the price tag of a luxury home. Built in 1910, this 1.5-storey character home offers a rare chance to own a piece of Edmonton history in one of the city's most loved river-valley communities. Set on a 30 x 123 ft lot, it offers charm, flexibility, and future potential. This 2-bedroom, 1-bath home features a light-filled upper loft with warm wood paneling, a flexible main-floor bedroom, and a bright living area with hardwood floors. The kitchen was renovated in 2015 with updated finishes and appliances. The lower level includes an exposed-brick bathroom and storage. Updates include attic insulation, a newer roof, and a 2016 hot water tank. An oversized detached garage adds value. Zoned RF2 and tenant-occupied, this property may appeal to homeowners, investors, renovators, or builders, subject to buyer verification. Enjoy trails, parks, river-valley access, downtown amenities, cafes, and restaurants nearby. Bring your vision and make Riverdale home. (id:6769)

Storage 2.42 m X 3.35 m

Utility room 7.44 m X 6.89 m

Living room 2.5 m X 3.47 m

Dining room 4.43 m X 3.55 m

Kitchen 3.2 m X 3.48 m

Bedroom 2 3.19 m X 3.47 m

Mud room 3.24 m X 1.83 m

Primary Bedroom 4.34 m X 5.66 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

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



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.