



## Edmonton Alberta

\$389,000

Century-old charmer with big personality--think Betty White, but with better curb appeal. This 1921 beauty has 3 bedrooms, 1 bath, and enough character to star in its own sitcom. Two main-floor bedrooms are perfect for kids, guests, or an office. Upstairs, the full attic is a dreamy master retreat. Original hardwood floors give it warmth, while a newer furnace, shingles, and updated basement windows add comfort. The unfinished basement is a blank slate for your ideas or storage. Just off Calgary Trail, you're walking distance to schools, Whyte Ave, the farmers market, and the Fringe Festival. Extras include a single garage, RV parking, raspberry bushes, and a Nanking cherry bush--because this home grows dessert as well as memories. It's seen laughter, life, and maybe a few dance parties, and it's ready to welcome its next lucky owner. I'm ok to use it (id:6769)

Laundry room 3.08 m X 2.49 m

Storage 3.85 m X 3.91 m

Utility room 4.24 m X 9.37 m

Living room 4.21 m X 3.28 m

Dining room 3.35 m X 3.07 m

Kitchen 2.36 m X 2.84 m

Bedroom 2 4 m X 2.96 m

Bedroom 3 4.08 m X 2.7 m

Primary Bedroom 4.14 m X 7.11 m

Listing Presented By:



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