



## Edmonton Alberta

\$384,500

Living in Queen Alexandra offers a central lifestyle with immediate access to Whyte Avenue, the University of Alberta, and the river valley. This charming bungalow sits on a mature lot in a very desirable neighbourhood. The enclosed front foyer addition offers space for organization or something creative. The main floor contains a living room with hardwood floors and a fireplace along with a dining area. The kitchen is finished with modern cabinetry and stainless steel appliances. Two bedrooms are located on the main level while the full attic provides a primary suite or office. The property has recent yard grading to ensure proper drainage around the foundation. Existing updates to the home include the furnace, shingles, and basement windows. The exterior space includes a private deck, mature gardens, and a single detached garage. An unfinished basement provides options for storage or future development. This home combines a functional layout with a prime location near downtown and major transit routes. (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:



Originally Listed by:  
Royal LePage Prestige Realty

<https://youryeghometeam.ca/>



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