



## Edmonton Alberta

\$595,000

A much loved home is available in desirable Glenora. This 1947 home has only had three owners. Numerous upgrades include; a new insulated dry-walled double garage in 2013 with cupboards and slat storage hangers, foundation repair, new weeping tile and sump pump in 2009, air conditioning 2017, roofing 2014, new insulation 2010, electrical upgrade 2010, furnace 2011, eavestroughs 2011, deck and fence 2016, pergola with canopy 2018 and more. Asbestos tiles on the unfinished basement floor were removed in 2023 leaving the floor in a rough shape. Opportunity knocks in one of Edmonton's most desirable and historic neighbourhoods. Just minutes from downtown, universities, the river valley, top schools, and the future Valley Line LRT. Homes like this don't come up often—especially in a neighbourhood where restored and updated character homes regularly command premium prices. (id:6769)

Laundry room 4.84 m X 3.23 m

Storage 3.96 m X 3.23 m

Living room 5.43 m X 3.59 m

Dining room 3.14 m X 1.69 m

Kitchen 3.14 m X 2.18 m

Bedroom 3 3.23 m X 2.88 m

Office 4.21 m X 2.78 m

Primary Bedroom 5.17 m X 3.69 m

Bedroom 2 4.2 m X 3.69 m

Listing Presented By:



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Royal LePage Premier Real Estate

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca