



Edmonton Alberta

\$489,900

Old world charm beats in the heart of the university area. This 1310 SF turn of the century 1912 two storey is nestled on a tree lined cul-de-sac. Incredibly private location yet a few blocks off Calgary Trail a short distance to the University of Alberta, elementary and high schools. With a walkability score in the 90s - plus caring longtime residents/neighbours - the vibe here is like a warm cup of tea. A peaceful place to rest after a long day. The living room boasts gleaming bevelled wide plank engineered hardwood. The kitchen was renovated approx. 15 years ago and overlooks a beautiful garden! Upstairs there are two bedrooms - one extra large primary from when there had been a third bedroom. The shingles are in great shape. The exterior of the home was painted four years ago and the deck is approx. six years young. 100 amp electrical. O/S HEATED 21 X 24 DOUBLE GARAGE. Huge shed in the back. (id:6769)

Bedroom 3 2.79 m X 3.2 m
Recreation room 6.01 m X 3.12 m
Laundry room 2.9 m X 4.85 m
Utility room 1.72 m X 2.23 m
Living room 4.38 m X 5.52 m

Dining room 3.46 m X 3.54 m
Kitchen 3.43 m X 5.26 m
Mud room 0.97 m X 2.95 m
Primary Bedroom 5.54 m X 3.86 m
Bedroom 2 4.13 m X 2.88 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite



RE/MAX 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.