



## Edmonton Alberta

\$210,000

This character home is ideally located for a walkable lifestyle to Edmonton's downtown amenities, like local favourite~ the original Italian Centre Shop. Classic front porch welcomes you to this unique 3-storey home that offers 3 Bedrooms & 2 Bath. Generous entrance moves you through French doors to the spacious, open-concept Main Living & Dining area complimented by natural light, 9 ft ceilings, classic moulding, & original hardwood floors. Wonderful, working Kitchen accented by trendy tile floors, plenty of cabinet space, new quartz countertops & newer appliances. 2nd Level offers a light, bright, wide open space, purpose this area for your needs. 4-pc Bath on this level. 3rd level finds 2 good size Bedrooms ready for your designer's eye & handy skills. Backyard is ready for your vision. Garage allows for good storage space. McCauley invites you to enjoy the convenience of the LRT, Commonwealth Stadium & Rec. Centre, cafes, parks, and nearby Edmonton River Valley! (Zoning offers commercial potential) (id:6769)

Living room 3.76 m X 3.64 m

Dining room 3.6 m X 3.41 m

Kitchen 3.53 m X 3.49 m

Family room 7.39 m X 4.2 m

Primary Bedroom 5.13 m X 3 m

Bedroom 2 5.57 m X 2.63 m

Bedroom 3 7.38 m X 2.58 m

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca