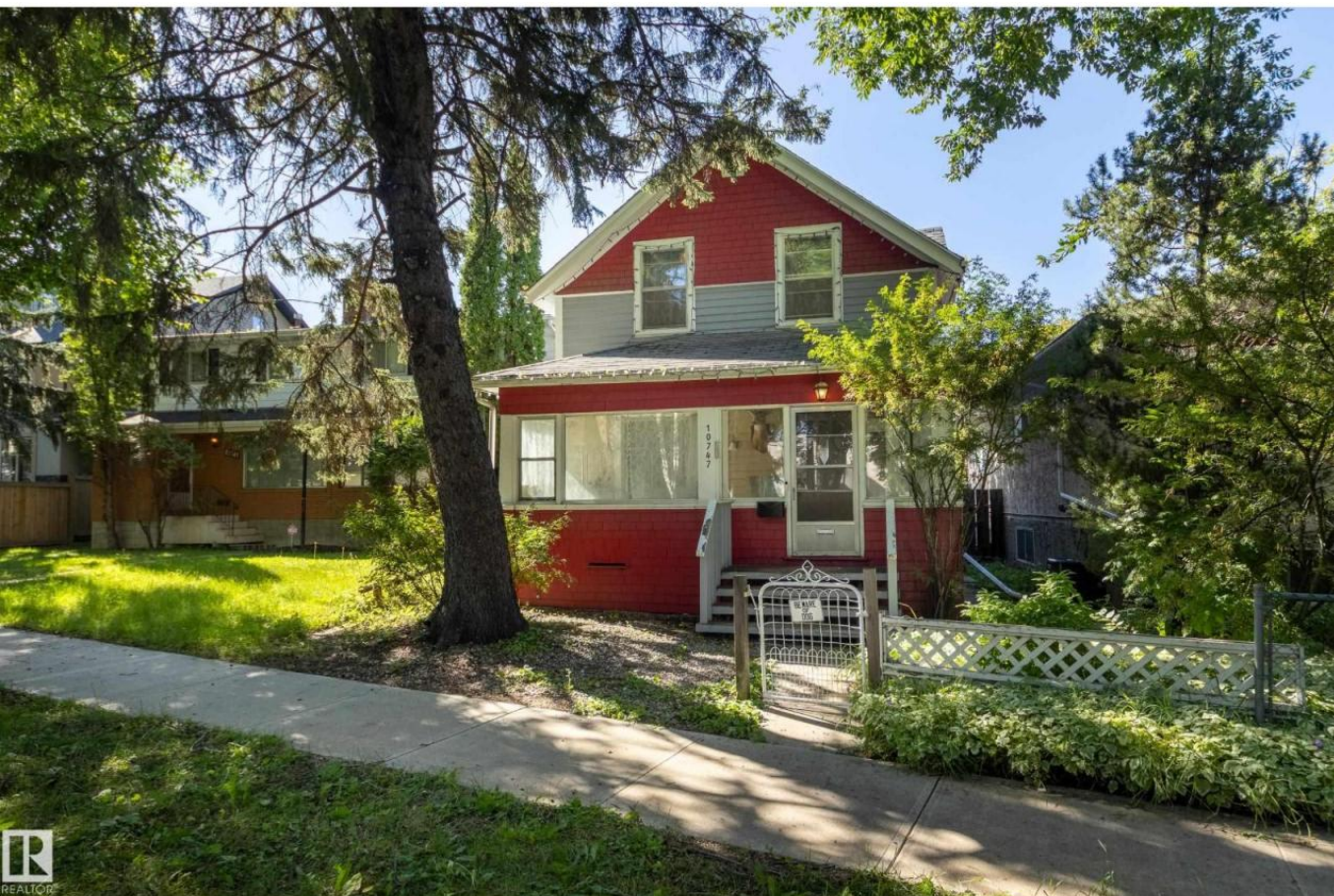




Edmonton Alberta

\$449,900

The charm of University Avenue coupled with the charm of this historical 2-storey (not designated) makes this home exceptional. Built in 1913 you'll find this home is solid and well-constructed. Much of the original millwork has been kept intact as well as the solid wood staircase going up and the hardwood floors on the upper level. Quaint built-ins, a modernized kitchen with a built-in dishwasher, and a spacious living room with an original ceramic fireplace (not operational). Upstairs, 3 bedrooms have been made into 2, making the primary a spacious size with lots of closet space. You'll also enjoy the fully enclosed front porch expanding your living space in fair weather. Recent mechanical upgrades include shingles (2021), 100 amp electrical service, and newer hot water tank. Parking at the back and storage shed! Walkable community close to University of Alberta, Whyte Ave, and many amenities!! (id:6769)

Living room 4.01 m X 3.67 m

Primary Bedroom 5.32 m X 2.99 m

Dining room 2.93 m x Measurements not available Bedroom 2 3.17 m X 2.93 m

Kitchen 3.49 m X 2.93 m

Listing Presented By:



Originally Listed by:
Schmidt Realty Group Inc

<http://www.schmidtrealtygroup.com/>



REMAX 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.