



## Edmonton Alberta

\$488,800

Perfectly positioned in one of Edmonton's most sought-after university-area communities, this beautifully maintained home offers incredible access to the University of Alberta, Whyte Avenue, downtown, the River Valley trail system, cafes, restaurants, and transit. The bright and functional layout features spacious living and dining areas, a versatile main floor bedroom, and a fully finished basement with additional living space and bathroom. Upper level offers 2 more bedrooms with excellent natural light and charm throughout. Enjoy the sunny south-facing backyard -- perfect for relaxing, entertaining, or gardening. Important upgrades include a tankless on-demand hot water system, replaced sewer line, and sump pump for added peace of mind. A fantastic opportunity in an exceptional central location close to some of Edmonton's best amenities and lifestyle attractions. (id:6769)

Breakfast 3.94 m X 2.1 m

Laundry room 3.96 m X 2.84 m

Recreation room 3.25 m X 7.87 m

Utility room 1.34 m X 2.67 m

Living room 3.45 m X 5.4 m

Dining room 3.45 m X 2.75 m

Kitchen 4.06 m X 2.41 m

Bedroom 3 3.05 m X 3.69 m

Primary Bedroom 3.45 m X 6.01 m

Bedroom 2 3.01 m X 3.71 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

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**REMAX ELITE**

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