



## Edmonton Alberta

\$550,000

Discover the perfect mix of charm and modern comfort in this Queen Alexandra home, ideally located steps from the University of Alberta, Whyte Avenue, schools, & quick access to downtown. The bright open layout features a renovated kitchen that flows into a spacious dining area with built-ins, pot lighting, & patio doors leading to a sunny backyard deck. Hardwood floors run across the main and upper levels, where two generous bedrooms and a stylish full bath await. The fully finished basement adds an extra bedroom/family room, second full bath, and plenty of storage. Extensive upgrades include all new wiring (2009), Hardy Board siding w/ added insulation and new windows (2014), double garage (2014), furnace & HRT (2017), front door (2021), re-insulated kitchen/dining with new ceiling and lighting (2024), & new bathroom vanity (2025), repoured concrete foundation (1995). A south-facing front porch and private yard complete the package. Move-in ready in one of Edmonton's most walkable neighbourhoods. (id:6769)

Bedroom 3 3.87 m X 3.43 m

Utility room 4.06 m X 2.88 m

Living room 4.83 m X 4.48 m

Dining room 3.8 m X 3.33 m

Kitchen 3.18 m X 2.99 m

Primary Bedroom 3.49 m X 3.22 m

Bedroom 2 3.49 m X 3.19 m

Listing Presented By:



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