



## Edmonton Alberta

\$499,900

Charming 1.5-storey home located in the established Parkallen community, showcasing numerous upgrades completed in the last two years. The main floor features the primary bedroom, a 4-piece bathroom, a spacious and bright living room, a large updated kitchen equipped with stainless steel appliances, and a separate dining room. The fully finished basement, accessible through a private entrance, includes a second kitchen, a living room, two additional bedrooms, and a 3-piece bathroom, along with a shared laundry facility for both levels. Situated on a generous corner lot, the fenced backyard is adorned by several mature trees and includes a single detached garage. This prime location provides easy access to downtown, Whyte Avenue, the University of Alberta, and the bustling heart of Edmonton, with public transportation, shopping, parks, and more conveniently nearby. (id:6769)

Bedroom 4 3.59 m X 3.81 m

Bedroom 5 2.87 m X 3.34 m

Laundry room 6.09 m X 2.74 m

Living room 5.2 m X 3.8 m

Dining room 4.15 m X 2.76 m

Kitchen 3.57 m X 3.08 m

Primary Bedroom 3.12 m X 3.54 m

Bedroom 2 3.16 m X 3.63 m

Bedroom 3 4.13 m X 3.67 m

Listing Presented By:



Originally Listed by:  
Real Broker

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

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)