



## Edmonton Alberta

\$425,000

First Time Home Buyers & Investors- this 1.5 storey home is ready for your finishing touches in desired Parkallen. Over 2,100 sqft of total living space, a total of 4 bedrooms & 2 baths, SEPARATE REAR ENTRANCE w/ second kitchen in the basement. You will love the charm of this home with original hardwood flooring throughout the main floor. OPEN CONCEPT galley kitchen, updated cabinets & peninsula w/ raised eating bar, into your dining room. Large living room w/ wood burning stove, main floor bedroom & 4-piece bath. Upper level boasts 2 very large rooms & reading nook between both bedrooms- newer hardwood flooring. Basement features plenty of windows for great sunlight, second kitchen, living room, bedroom & 3-piece bathroom. South facing backyard, fully fenced, large garden along w/ fruit trees & a single detached garage. Steps away from public transportation. Quick access to LRT, UofA, University Hospital & Downtown. UPGRADES: Electrical (2010), Furnace (2017), HWT (2024), Windows (newer vinyl). (id:6769)

Family room 6.08 m X 2.97 m

Bedroom 4 3.77 m X 2.98 m

Second Kitchen 4.19 m X 2.55 m

Living room 5.77 m X 3.6 m

Dining room 3.75 m X 2.79 m

Kitchen 4.73 m X 2.7 m

Primary Bedroom 3.94 m X 3.04 m

Bedroom 2 4.41 m X 3.04 m

Bedroom 3 4.17 m X 3.99 m

Listing Presented By:



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