



## Edmonton Alberta

\$499,900

Charming 1.5-storey character home in Queen Mary Park situated on a large 56' x 150' lot featuring a **\*\*permitted one-bedroom secondary suite\*\*** in the basement (\*currently not in use\*). Bright main floor living room with bay window overlooking the beautifully landscaped front yard and mature trees. The main floor also offers a renovated kitchen (2020), one bedroom and a 2-piece bath. Upstairs features two spacious bedrooms and a 4-piece bathroom. The basement includes the permitted secondary suite, shared laundry, utility room and storage. Front driveway plus rear lane access. Single attached garage currently used for storage. Major upgrades over the past 15 years include insulation, weeping tile, new sewer line from house to city (April 2024), pressure-treated north fence (2025), and new deck with privacy wall (2025). Excellent central location with quick access to downtown, ICE District, Brewery District, Manchester Square, Grant MacEwan University, Yellowhead Trail and West Edmonton Mall. (id:6769)

Second Kitchen 3.4 m X 4.21 m

Living room 4.03 m X 6.42 m

Kitchen 3.49 m X 2.45 m

Den 2.2 m X 2.45 m

Bedroom 3 3.52 m X 2.72 m

Primary Bedroom 3.47 m X 3.8 m

Bedroom 2 3.51 m X 3.19 m

Bedroom 4 3.52 m X 4.51 m

Listing Presented By:



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