



## Edmonton Alberta

\$449,900

CHARMING CHARACTER HOME IN PARKALLEN - PRIME U OF A LOCATION! Situated on a beautiful 44' x 130' lot with a sunny south-facing backyard, this 1.5-storey home offers exceptional value for homeowners, investors, or future redevelopment. Conveniently located just minutes to the University of Alberta, the 109 Street corridor, major transit routes, schools, shopping, and amenities. Offering 1,000+ sqft above grade, this home features 3 bedrooms, 2 full bathrooms, and a second kitchen in the basement. The main floor includes a spacious living room, kitchen and dining area overlooking the backyard, one bedroom, and a 4-piece bath. Upstairs offers a generous primary bedroom plus a versatile flex area ideal for a home office or reading nook. The basement features a separate entrance, large rec room, second kitchen, 3-piece bath, and excellent storage. Whether you're looking to live, rent, or build in the future, this is an outstanding opportunity in one of Edmonton's most sought-after central communities. (id:6769)

Bedroom 3 Measurements not available

Recreation room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 2 Measurements not available

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
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