



## Edmonton Alberta

\$412,000

Welcome to this historic Victorian home, rich in original character and timeless appeal. Soaring ceilings, oversized windows that flood the home with natural light, and beautiful architectural details create a warm and inviting atmosphere throughout the living and dining rooms. The updated kitchen blends modern convenience with the home's historic charm, offering the perfect balance of old and new. The main floor also features a convenient laundry room, a 2-piece bathroom, and a mudroom that leads to the double covered carport. Step outside to a private, gated yard adjoining the carport—an ideal space for summer BBQs, entertaining guests, or enjoying family gatherings. Upstairs, you'll find two comfortable bedrooms and a quaint 4-piece bathroom featuring a classic clawfoot tub with a stand-up shower. Situated on a 30' x 80' corner lot in the heart of Queen Mary Park, this unique property offers historic character with the convenience of being just minutes from downtown Edmonton, restaurants and shopping. (id:6769)

Living room 3.87 m X 3.54 m

Dining room 3.98 m X 4.01 m

Kitchen 2.79 m X 4.01 m

Mud room 2.01 m X 2.22 m

Den 3.16 m X 3.61 m

Primary Bedroom 3.18 m X 3.54 m

Bedroom 2 3.75 m X 2.93 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

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