



## Edmonton Alberta

\$615,000

Original owner and in excellent condition, this rare 1.5 storey home offers over 2500 sqft of living space w/ a one-of-a-kind custom floor plan on a 50' wide south-facing lot in Parkallen. The main floor welcomes you w/ a sun-filled living and dining area, eat-in kitchen, full bathroom, bedroom, & mudroom. With hardwood under carpet throughout main living/dining, stairs, & upper floor. Upstairs are 3 beds - 2 oversized and a versatile 3rd that works perfectly as a nursery, office, or even a future 2nd floor bathroom. The basement is a retro time capsule with a large rec room, dry bar, 5th bedroom, 2nd bath, laundry, and plenty of storage. Outside, enjoy the massive sun-soaked backyard in mint condition plus a single garage. All of this in a prime walkable location close to Parkallen School, LRT, Annie Rue, the Colombian, playgrounds, and more. Quick access to UofA, Whyte Ave, & Downtown. Excellent opportunity to renovate a great floor plan, live in, or redevelop in one of Edmonton's top communities! (id:6769)

Bedroom 5 3.25 m X 3.05 m

Recreation room 4.54 m X 4.17 m

Recreation room 4.12 m X 3.63 m

Laundry room 5.74 m X 3.02 m

Storage 2.05 m X 1.33 m

Living room 5.7 m X 3.86 m

Dining room 3.85 m X 3.09 m

Kitchen 5.54 m X 2.93 m

Bedroom 4 3.68 m X 3.4 m

Primary Bedroom 4.35 m X 3.88 m

Bedroom 2 4.35 m X 2.91 m

Bedroom 3 3.3 m X 2.13 m

Listing Presented By:



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