



## Edmonton Alberta

\$400,000

Charming 2-storey home in Alberta Avenue offering 1,650 sq ft of well-designed living space. The main floor features a bright, airy living room that flows into a spacious dining area and a kitchen with ample cabinetry and stainless steel appliances. Upstairs includes 3 bedrooms, a 4-piece bath with stand-up shower and clawfoot tub, and a new primary ensuite bathroom. The primary suite has opportunity to add an ensuite bathroom as labeled in the home. Outside, enjoy a fenced backyard with deck--perfect for relaxing or entertaining. The double detached garage provides ample parking and storage and includes SOLAR PANELS FOR ENERGY EFFICIENCY! Recent improvements and upgrades include central AC, new furnace, new hot water tank completed in 2018. Located close to schools, playgrounds, and shopping. A great blend of character, comfort, and smart living! NEW ENSUITE BATHROOM ADDED TO THE HOME - COLOR SELECTIONS CAN BE MADE IF A PURCHASE IS COMPLETE BY SEPT 15. (id:6769)

Living room 4.54 m X 3.79 m

Dining room 6.99 m X 3.63 m

Kitchen 4.1 m X 4.28 m

Primary Bedroom 4.08 m X 4.25 m

Bedroom 2 2.84 m X 3.64 m

Bedroom 3 2.97 m X 3.66 m

Listing Presented By:



Originally Listed by:  
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