



Edmonton Alberta

\$365,000

This charming and classic/historic 1 1/2 storey house is 1780.5 Sq FT. There are 5 bedrooms (2 main, 3 upper floor). Very mature neighbourhood with high walkability, excellent public transit, very bike able, exceptionally large park space nearby. Close to schools, churches, daycares and shopping (Kingsway Garden Mall). Separate entrance to the basement for a future secondary suite. Spacious double detached garage is accessible from the back alley. Great potential as a revenue property or as a primary residence. High home elevation adds safety and security. Large trees in front add privacy. The following upgrades (approx. \$200K) have been incrementally completed: Electrical, plumbing & HVAC were upgraded in 2017. Fibreglass roof was installed in 2024. Home insulation was completely upgraded in stages (2015-2017). Rough-in wiring for video security, Natural gas line to garage (20 x 24), PEX piping installed in 2020. Vinyl windows throughout. There is no asbestos in this house. (id:6769)

Living room Measurements not available

Kitchen Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<https://ushedaakbarshanks.excellenceyeg.com/>

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:
executive@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.