



## Edmonton Alberta

\$475,000

Welcome to this architecturally designed Tanner home located just steps from the University of Alberta campus. Thoughtfully laid out, the main floor features a functional kitchen and bright living room with hardwood flooring and oversized windows. The dining area with open-to-above layout create an airy, inviting atmosphere and patio doors that open to a private outdoor space. Upstairs, you'll find two generously sized bedrooms—including one with access to a balcony overlooking campus, 4-piece bathroom, and a den perfect for a home office. The finished basement offers a large rec room, 3-piece bathroom, laundry, and additional storage. Enjoy comfort year-round with central A/C and the convenience of a front attached garage. Recent upgrades include new windows and a new roof. Nestled among mature trees on a beautiful tree-lined street, this is an exceptional opportunity in a prime location. (id:6769)

Recreation room 5.39 m X 3.2 m

Utility room 3.72 m X 1.5 m

Living room 3.7 m X 4.59 m

Dining room 2.04 m X 4.85 m

Kitchen 3.59 m X 2.16 m

Primary Bedroom 3.58 m X 3.99 m

Bedroom 2 3.61 m X 3.8 m

Listing Presented By:



Originally Listed by:  
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