

## 11437 94 Street Edmonton AB

\$259,900

Charming character home on community minded street in Alberta Avenue. Spacious front porch/mud room, opening to the original foyer. Bright west facing living/flex space with loads of windows, and natural west sunlight. Living area also used to be open to a main floor dining area, currently the 3rd bedroom. Upgraded kitchen cabinets with corian countertops, and stainless appliances. Rear mudroom leading to open fenced back yard, and additional parking. Second level has 2 generous bedrooms and a main 4 piece bath. Upgrades / features include, 9 foot ceilings in some areas of home, newer furnace, windows, electrical, shingles, weeping tile, and sump pump. Great location close to transportation, restaurants and shopping!

Listing Presented By:



Originally Listed by: Initia Real Estate

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