



Edmonton Alberta

\$690,000

Located in the sought-after Belgravia/McKernan area, this beautifully maintained 3-bedroom, 2-bathroom two-storey home offers timeless charm and modern updates. Just two blocks from the University of Alberta and one house from Charles Simmons Park, the location is unbeatable. Inside, you'll find original hardwood floors in impeccable condition, triple-pane windows, and upgraded power. The two upstairs bedrooms each feature walk-in closets, and the full ensuite adds convenience. Architectural shingles, newer siding, and a rebuilt single detached garage reflect pride of ownership--same owner since the 1980s. The 132x44 lot offers plenty of options: move right in with nothing to fix, hold as an ideal rental or student property, or explore its potential as a flip or future infill. A rare opportunity in a premier location! (id:6769)

Family room 9.21 m X 3.47 m

Living room 6.28 m X 3.57 m

Dining room 3.09 m X 2.89 m

Kitchen 3.78 m X 3.33 m

Bedroom 3 4.14 m X 3.99 m

Primary Bedroom 4.14 m X 3.49 m

Bedroom 2 4.16 m X 5.65 m

Listing Presented By:



Originally Listed by:
Century 21 Masters

<https://ryan-mcdonald.c21.ca/>

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