



Edmonton Alberta

\$753,900

Location! Location! Just steps to the University of Alberta & Hospital, McKernan LRT Station, River Valley, and Whyte Avenue's shopping and entertainment district. This is an incredible opportunity to own a beautifully appointed home in one of Edmonton's most coveted communities. Backing directly onto Charles Simmons Park, complete with a brand-new playground, this rare property offers the perfect blend of outdoor living, urban convenience, and mature neighbour charm. Boasting 6bdrms, 3full bathrooms, 2huge living rooms and an oversized double detached garage, the versatile and spacious layout provides outstanding flexibility for growing families, multi-generational living, or investment potential. Whether you're moving in today or renovating to create your dream home, the possibilities are endless. Inside, enjoy striking curb appeal with a distinctive chalet-style front extension and full foundation with 2 furnaces ensuring comfortable heating throughout its sizable footprint. Excellent investment value! (id:6769)

Bedroom 5 15'3" x 12'

Bedroom 6 12' x 8'1"

Recreation room 24'6" x 13'4"

Office 10'10" x 10'

Living room 25'6" x 14'

Dining room 16'7" x 12'4"

Kitchen 12'11" x 12'7"

Primary Bedroom 15'4" x 12'2"

Bedroom 2 11' x 10'11"

Mud room 7'10" x 5'8"

Bedroom 3 14'3" x 12'1"

Bedroom 4 12'3" x 9'8"

Listing Presented By:



Originally Listed by:
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