



## Edmonton Alberta

\$239,900

Sweet and Lovely. A perfect location in Parkdale just steps from the LRT, with parks, school and playground across the street, and nearby college and shopping. Walk to beautiful Borden Park and river valley trails. Many renovations in the past few years including bedrooms, kitchen and basement upgrades and back entrance update. Furnace and windows are newer and hot water tank last year. There is a single detached garage and extra parking in the back of the fully fenced property (front and back). There is an additional bathroom in the basement with a nicely refinished family room, a laundry room and a utility room. Approximate lot size is 3950 sq. ft. approximately 33'x120'. This pretty little home is waiting for you! (id:6769)

Family room 4.34 m X 6.85 m

Living room 2.78 m X 4.03 m

Kitchen 4.96 m X 2.48 m

Primary Bedroom 4.59 m X 2.85 m

Bedroom 2 3.09 m X 2.89 m

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group

<http://www.margareteperrault.com/>

**RE/MAX Elite**

**RE/MAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:  
[broker@eliterealestate.ca](mailto:broker@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.