



## Edmonton Alberta

\$319,900

Step into the timeless elegance of this 1456 sqft above grade traditional two-storey home, located in the heart of Edmonton's Alberta Avenue neighborhood. With its historical architecture & modern updates, this home blends character and convenience. The main floor boasts a large kitchen w/ newer appliances, a cozy living room & open dining room & a powder room for guests. The upper floor features 3 bedrooms & a 4-piece bathroom. The basement offers extra living space, ideal for a family room or home office or a 4th bedroom, & the laundry room. This well-maintained property also features a double detached garage, heated & insulated, w/newly redone shingles in 2024, house was done a few years prior. Additional recent upgrades include a FURNACE, AIR CONDITIONING & HWT, exterior painting, and a stunning concrete patio and Cosmos wildflowers along the fences perfect for outdoor relaxation & entertaining. Close to all amenities, ready for your finishing touches. (id:6769)

Bedroom 4 Measurements not available

Laundry room Measurements not available

Living room 4.48 m X 3.75 m

Dining room 3.98 m X 3.88 m

Kitchen 2.98 m X 5.72 m

Bedroom 2 3.39 m X 3.75 m

Bedroom 3 4.36 m X 2.72 m

Primary Bedroom 3.45 m X 7.32 m

Listing Presented By:



Originally Listed by:  
Front Door Real Estate

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