



## Edmonton Alberta

\$210,000

Charming home in the very heart of historic Alberta Avenue! Cozy home perfectly located just steps away from the vibrant shops, restaurants, and art scene of 118 Avenue. NEW Roof, Hot Water Tank & Electrical Panel.

Inside, you'll find a bright & welcoming main floor featuring 2 comfortable bedrooms, spacious living area, plus a functional kitchen. The basement offers added versatility with a separate entrance and a 3rd bedroom, bath and living area, ideal for guests, extended family, or future suite potential. The west-facing backyard is perfect for evening relaxation, gardening, or entertaining. Plus, there's a single detached garage for secure parking or extra storage. Close to parks, schools, transit, and essential amenities, this home offers unbeatable value and location. Nestled on a street with gorgeous mature trees, in a quiet, friendly neighbourhood that offers peace and privacy. If you are looking for your first home or an investment opportunity you will find it here. (id:6769)

Living room 3.51 m X 3.45 m

Kitchen 3.36 m X 2.96 m

Primary Bedroom 2.91 m X 3.34 m

Bedroom 2 3.07 m X 2.96 m

Family room 3.04 m X 3.28 m

Bedroom 3 3.05 m X 3.28 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

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