



## Edmonton Alberta

\$299,900

This charming 1.5-storey character home offers a rare feature—an upstairs bathroom, making it a true 2-bathroom property. Thoughtfully updated with new kitchen flooring, newer stainless steel appliances, newer hot water tank, newer washing machine, and a new roof done in 2021. The fully fenced backyard is perfect for pets or play, with garden boxes ready for the green thumb. A single garage provides secure, functional parking. Tucked away on a pretty, tree-lined street in Alberta Avenue, you'll love the strong sense of community and easy access to downtown, the river valley, schools, parks, and transit. Enjoy local gems like The Carrot Coffeehouse and lively neighborhood events including the Kaleido and Deep Freeze festivals. Move-in ready with character, comfort, and convenience in one of Edmonton's most vibrant central communities! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 3 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
Liv Real Estate

<http://www.livrealestate.ca/about-us/angel-mobey/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)