



## Edmonton Alberta

\$299,900

Every House Has One Thing That Makes It Amazing! This has 3! 1) Location, just a couple blocks off Ada Boulevard and a huge river facing park this is a location many Edmontonians dream of, but didn't know they could afford. 2) Into cars this property is an area with plenty of street parking, but also has parking for 8 vehicles on the property including a MASSIVE 2016 built Heated GARAGE! 3) The basement bathroom was just finished and so you get to own one brand-new room in your older home! It also has a added south facing sun filled dining room built onto the back of the kitchen, a large front living room, a massive downstairs family room, another 4 pce. washroom, 2 bedrooms up, one office/studio that could be a bedroom space downstairs. Of course there is a well appointed kitchen, there is a laundry room, plenty of storage, a south facing backyard, two large decks one in the front and one in the back. Plenty of storage, upgraded electrical and it's all kept toasty all winter by an ultra efficient boiler. (id:6769)

Family room Measurements not available

Den Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker

**REMAX Elite**  
*the place to be*

**REMAX ELITE**

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

Phone: 780-406-4000

Fax:

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.