



## Edmonton Alberta

\$599,900

Step into timeless charm with this character-filled 2.5-storey home in King Edward Park -- one of the community's most sought-after locations, right across from Donnan Park & steps to the Mill Creek Ravine. Bursting with warmth & pride of ownership, this home showcases original wood trim, gleaming hardwood flrs & bright, inviting spaces thruout. The main flr welcomes you with a spacious foyer, sunlit living rm with park views, formal dining rm surrounded by windows & cheerful kitchen. A proper mud rm leads into a stunning sun rm with heated flrs & walls of glass -- the perfect spot to relax year-round. Upstairs offers 4 spacious bdrms & a beautifully renovated bath with clawfoot tub, while the finished bsmt provides a large rec rm & full bath. The half-storey is brimming with potential, ready to be transformed. Outside, enjoy a private yard with RV parking & dbl garage topped with finished loft -- complete with its own office. A rare opportunity to own a piece of Edmonton's history in a location you'll love. (id:6769)

Recreation room 2.97 m X 5.46 m

Recreation room 2.93 m X 4.95 m

Utility room 3.94 m X 2.26 m

Living room 4.1 m X 3.69 m

Dining room 4.08 m X 4.44 m

Kitchen 2.89 m X 4.66 m

Sunroom 2.85 m X 2.01 m

Primary Bedroom 2.92 m X 3.51 m

Bedroom 2 2.62 m X 3.75 m

Bedroom 3 2.6 m X 3.56 m

Bedroom 4 3.09 m X 3.51 m

Listing Presented By:



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