



## Edmonton Alberta

\$499,000

Experience the rare luxury of a 54' x 150' LOT with RV PARKING in the heart of Holyrood. Held by one family for 60 years, this impeccably maintained bungalow features a NEW FURNACE, newer shingles, and newer windows. The cozy living room overlooks a classic tree-lined street, while the bright eat-in kitchen offers a clear view of your expansive, WEST-FACING BACKYARD. With 3+1 BEDROOMS and a FULLY FINISHED BASEMENT including a SECOND KITCHEN, the layout provides incredible flexibility. Retreat to the second-floor bedroom, where sliding doors lead to a COVERED BACK DECK—the perfect spot for shaded summer relaxation. Located on a quiet street steps from top-rated schools, the river valley, parks, and the LRT, this home offers seamless downtown access and a premier lifestyle. From original character details to the massive garden space, this property combines nostalgia with future potential in a top-tier community. Put down roots where location and lifestyle meet. (id:6769)

Family room 4.38 m X 6.68 m

Bedroom 4 3.22 m X 3.57 m

Second Kitchen 4.01 m X 3.96 m

Laundry room 3.92 m X 5.32 m

Utility room 1.84 m X 1.82 m

Storage Measurements not available

Living room 3.65 m X 5.79 m

Kitchen 3.94 m X 5.32 m

Primary Bedroom 3.03 m X 4.08 m

Bedroom 2 2.9 m X 2.62 m

Bedroom 3 2.9 m X 3.21 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



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