



Edmonton Alberta

\$474,900

REMARKABLE RITCHIE! CHARMING CHARACTER Home features 2 Full Baths, 2 Bedrooms & 2 Dens. Newer Kitchen w/ Skylights, SS Appliances & built-in Banquette. Spacious Family Room on the main floor doubles as a flex space (Dining Room/Playroom/Office). This room faces south w/ a live edge wood counter/shelf. Upstairs - 2 Bdrms, a Den (Sun Room) & full Bath w/ CLAWFOOT TUB. Original hardwood floors. Main & upper levels are Carpet-Free! Lower level contains Laundry, another full Bath & Den. The bright & sunny, large yard is private & fully fenced w/ a deck. OVERSIZED DOUBLE GARAGE (21'6x23'2, 498 sq ft). Garage Roof: 2024; Furnace Inducer Motor & Capacitor: 2024; Walkable! Mill Creek Ravine & Trails are 2 blocks away. Short walk or bike to Take Care Cafe, Darling, Kind Ice Cream, the Ritchie Market, Happy Beer Street, etc. Bike or take transit to the University of Alberta & Downtown in only 15 - 20 minutes. Across the street from a Playground. Lot size: 33.9 x 132.3 / 407.30 m2. (id:6769)

Laundry room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX River City

<http://www.sarahleib.com/>

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca