



Edmonton Alberta

\$475,000

Step through the cheerful oak door into this warm, well-maintained Hazeldean home offering authentic character and flexible living. The main floor features oak casing and doors, an exposed brick chimney, two bedrooms, 4-piece bath with jet tub, and a spacious living room with an updated oversized vinyl window. The functional kitchen offers a wine rack, pot drawers, and new Whirlpool dishwasher, while wall-mounted A/C in the dining room keeps summers cool. Patio doors open to a multi-level deck with gazebo, garden, built-in planters, and a completely fenced yard. A permitted, heated 22'x24' double garage adds year-round functionality. Downstairs features a separate entrance, second full kitchen, 3-piece bath, laundry, extra bedroom, and ample storage. Raised tile flooring and sump pump add peace of mind. Upgrades include newer brick and vinyl exterior with added insulation, updated 100-amp panel, and Ring cameras—all steps from Mill Creek Ravine trails, local spots, and easy walkability. (id:6769)

Family room 3.93 m X 4.21 m

Bedroom 3 3.92 m X 3.38 m

Laundry room 2.33 m X 3.6 m

Utility room 1.14 m X 1.7 m

Storage 2.3 m X 2.43 m

Living room 3.87 m X 4.72 m

Dining room 4.33 m X 2.05 m

Kitchen 4.33 m X 4.26 m

Primary Bedroom 3.84 m X 3.28 m

Bedroom 2 3.26 m X 3.02 m

Listing Presented By:



Originally Listed by:
Century 21 Masters

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