



## Edmonton Alberta

\$275,000

This exceptional find presents a thoughtfully renovated two-storey home situated in a rapidly revitalizing area. The property retains its original character with 3+1 bedrooms, showcasing beautifully re-finished hardwood floors and elegant wood trim. The kitchen and main bathroom have undergone complete renovations, featuring updated appliances for modern convenience. Significant upgrades include new water and sewer lines (with a backflow valve), a new hot water tank, improved insulation, and refreshed exterior doors and windows. The upgraded 100 amp electrical service complements the fresh paint throughout the home. The west-facing yard includes a shed-like garage, while the basement holds promising potential with plumbing pre-installed for a second bathroom. This home offers a blend of timeless charm and contemporary updates, making it a standout opportunity. (id:6769)

Living room 5.04 m X 3.54 m

Kitchen 3.75 m X 3.39 m

Bedroom 4 3.75 m X 3.39 m

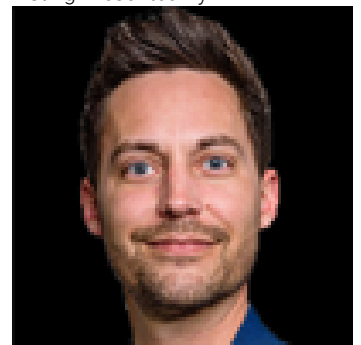
Primary Bedroom 3.55 m X 3.58 m

Bedroom 2 2.98 m X 3.58 m

Bedroom 3 3.5 m X 3.41 m

Storage 3.84 m X 0.69 m

Listing Presented By:



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**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com