



Edmonton Alberta

\$214,900

Full of character and move-in ready, this charming Alberta Avenue home is the perfect blend of classic appeal and modern peace of mind. Offering 2 spacious bedrooms, 1 bathroom, and 825 sq. ft. of bright living space, it features original hardwood floors, rich wood trim, and a decorative brass fireplace that adds warmth and charm. The large kitchen provides plenty of cabinetry and workspace, while the sunny west-facing front porch is perfect for relaxing with your morning coffee. The full ceiling height basement offers excellent future development potential. Best of all, the major mechanical upgrades have already been completed, including a new furnace (2018), shingles (2022), hot water tank, and 100-amp electrical service--saving buyers thousands in future maintenance costs. Complete with a large yard and single detached garage, you're just minutes from the Italian Centre, bike lanes, festivals, Commonwealth Stadium, NAIT, shopping and transit. (id:6769)

Primary Bedroom 3 m X 3.4 m

Bedroom 2 2.6 m X 3.3 m

Listing Presented By:



Originally Listed by:
MaxWell Polaris

<http://www.rllv.ca/>

REMAX
Excellence

REMAX Excellence

201, 5607-199 Street, Edmonton,
Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.