



## Edmonton Alberta

\$570,000

Situated on a prime 50' x 120' CORNER LOT in sought-after Lendrum Place, this meticulously maintained Bi-Level home offers a rare opportunity directly facing the University Farm with unobstructed views and exceptional year-round natural light. Tucked away on a quiet street, the property is just a short walk to the Edmonton Light Rail Transit South Campus Station, providing quick access to the University and Downtown. Pride of ownership is evident throughout, with numerous recent upgrades including WINDOWS, EXTERIOR SHUTTERS, newer roof, high-efficiency furnace, CENTRAL AIR, and hot water tank. The functional basement layout features two very spacious bedrooms, a 3-piece bathroom, laundry/utility room, and a SEPARATE SIDE ENTRANCE offering added flexibility and future potential. This immaculate yard is beautifully maintained and complemented by a generous 16' x 24' detached garage. Uninterrupted views across the farm, abundant sunlight throughout the seasons, this is a truly exceptional property! (id:6769)

Bedroom 3 6.87 m X 4.21 m

Bedroom 4 4.78 m X 3.3 m

Utility room 3.41 m X 2.52 m

Storage 2.83 m X 2.79 m

Living room 5.12 m X 3.6 m

Dining room 3.59 m X 2.63 m

Kitchen 3.78 m X 3.58 m

Primary Bedroom 3.72 m X 3.59 m

Bedroom 2 3.61 m X 3.06 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

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

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