



Edmonton Alberta

\$925,000

Positioned in prestigious Windsor Park on a 765.70 sq m lot, this timeless character home offers an exceptional location- just steps from the U of A campus/hospital and only minutes to the river valley/downtown. Originally built as a semi-bungalow, a substantial 1994 addition expanded the home by approximately 1000 sq ft- transforming it into a spacious two-storey that blends charm & functionality. Upstairs features three generous bedrooms including a unique ensuite designed as a Jack-and-Jill. The main floor offers a versatile 4th bedroom/den- currently used as a yoga room. Hardwood floors, large windows & a fireplace anchor the living spaces while the kitchen nook invites casual gatherings. The separate dining room sets the stage for special events. Outside, the landscaped backyard showcases a large deck, mature trees & flower beds. A detached double garage completes the property. Priced well below the \$1,036,500 tax-assessed value, this is a rare opportunity in one of Edmonton's premier communities. (id:6769)

Living room 5.99 m X 4.28 m

Dining room 2.92 m X 3.91 m

Kitchen 3.36 m X 3.96 m

Bedroom 2 3.42 m X 3.56 m

Breakfast 2.66 m X 1.94 m

Primary Bedroom 3.32 m X 7.24 m

Bedroom 3 3.62 m X 5.26 m

Bedroom 4 3.33 m X 4.46 m

Listing Presented By:



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