



## Edmonton Alberta

\$509,888

LOCATION! LOCATION! LOCATION! Nestled on a sunlit, west-flanking CORNER LOT in beloved OLD STRATHCONA, this tastefully updated 1 1/2 storey, 3-bed + DEVELOPED LOFT, 1 1/2 bath home offers comfort, character, & exceptional quality of life. Stroll scenic MILL CREEK RAVINE TRAILS, walk to WHYTE AVE, explore the FARMERS' MARKET, or bike to the UNIVERSITY--this location has it all. An established perennial garden along the west boulevard radiates beauty. Inside, original charm meets thoughtful upgrades: luxury vinyl plank floors, walnut counters, subway tile, lighting, & more. Over 1900 SQ FT of developed living space including a FULL-HEIGHT POURED CONCRETE BASEMENT--a structural upgrade for this era--with 8 LARGE WINDOWS and a top floor BONUS LOFT. Key updates: shingles (2020) and high-efficiency furnace (2019). This highly desirable location with RS-zoning offers flexibility and long-term value--mins to downtown & river valley. Live comfortably now while securing a prime piece of Edmonton's most loved neighbourhood. (id:6769)

Bedroom 3 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

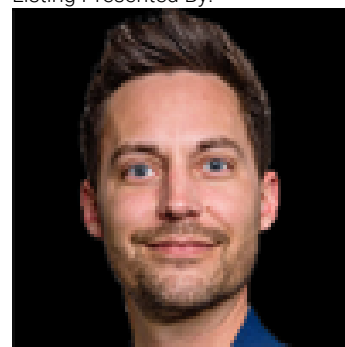
Family room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Loft Measurements not available

Listing Presented By:



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