



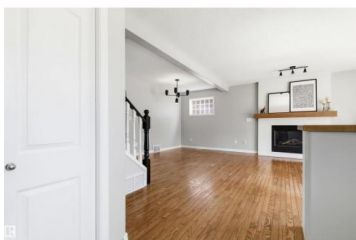
**Edmonton Alberta**

Strathearn

**\$638,000**



Perfectly positioned in STRATHEARN, this air conditioned 2-storey offers incredible central access to downtown, the River Valley trail system, Whyte Avenue, LRT, Campus Saint-Jean, shopping, cafes, and some of Edmonton's best local amenities. Thoughtfully laid out with almost 1,500 sq ft above grade, the main floor features a spacious living room with fireplace, large dining area, bright kitchen with island seating, pantry, mudroom, and convenient 2-piece bath. Upstairs offers 3 bedrooms including a generous primary retreat with walk-in closet and full ensuite, plus an additional 4-piece bath. The finished basement adds a large rec room with fireplace, fourth bedroom, full bathroom, laundry, and extra storage space. Outside you'll find a detached double garage and mature central neighbourhood setting just minutes to everything. A fantastic opportunity in one of Edmonton's most desirable walkable communities. COMES ready for SUMMER with a LARGE DURADECK and BBQ Included! Immediate Possession Available! (id:6769)



**Ricky D. Hill**

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