



## Edmonton Alberta

\$339,000

LIVE WHERE THE ACTION IS! You can literally WALK DOWNTOWN. Enjoy such a beautiful tree-lined location close to Kingsway Garden Mall, the Italian centre & shops galore. Perfect spot to land for a professional couple/family. Updated with newer appliances and finishings. This large CORNER LOT boasts a 1664 SF three bedroom 2 storey home with a large west facing fully fenced yard. A perfect home for large gatherings. Recent upgrades include a newer sewer line, 100 amp service, newer wiring, and PEX plumbing and stack ensures this home is fully equipped for modern living. Inside, you'll find a thoughtful layout with three bedrooms in total - two on the main level and a third bedroom upstairs with a convenient half bath and walk-in closet. The main bath boasts a character clawfoot tub, adding a touch of vintage charm. Updated kitchen and vinyl plank flooring with Stainless Steel appliances. Natural light floods into the house. Perfect for a home office with sun streaming in all day. Great home for your spirit! (id:6769)

Living room 3.99 m X 3.7 m

Dining room 3.99 m X 3.67 m

Kitchen 3.97 m X 3.86 m

Bedroom 2 3.32 m X 3.32 m

Bedroom 3 3.32 m X 3.22 m

Mud room 3.44 m X 2.81 m

Office 2.75 m X 2.35 m

Primary Bedroom 3.1 m X 4.71 m

Bonus Room 3.11 m X 4.11 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



Royal

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