



## Edmonton Alberta

\$365,500

Discover this charming mid-century home, thoughtfully upgraded to preserve its character while enhancing functionality & future short or long-term rental potential. Located close to downtown & NAIT, this gem is a prime investment opportunity with the perfect blend of charm & convenience. The main floor evokes memories of quality family time - holiday dinners or quiet time by the fireplace, while the finished basement boasts a versatile 2nd kitchen, offering ideal options for multigenerational living or lucrative future rental options. 5 generous bedrooms allow your family to grow while still affording everyone their own space. Upgrades include a furnace, on-demand hot water, shingles, windows, kitchen, bathrooms & more! The 144' deep, private landscaped lot is an ideal spot for summer BBQ's or for the avid gardener. From the moment you enter, you'll feel the warmth, charm & timeless appeal. With nothing to do but move in, this home is a lifestyle choice that harmonizes your heart, mind & pocketbook. WOW! (id:6769)

Family room 5.08 m X 3.3 m

Bedroom 5 4.28 m X 3.31 m

Second Kitchen 3.93 m X 3.44 m

Laundry room 4.86 m X 3.9 m

Living room 4.2 m X 3.74 m

Dining room 4.2 m X 2.18 m

Kitchen 3.77 m X 3.5 m

Primary Bedroom 4.48 m X 3.41 m

Bedroom 2 3.16 m X 2.78 m

Bedroom 3 4.02 m X 3.97 m

Bedroom 4 3.96 m X 3.55 m

Listing Presented By:



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RE/MAX Elite

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



Royal

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