



## Edmonton Alberta

\$212,500

This charming 2-story home in Brander Gardens offers 1299 SQFT of beautifully maintained living space - NO CARPET and 2 FULL BATHROOMS! The main floor boasts a spacious living room with a cozy gas fireplace and custom mantel, a fully renovated 3-piece bath, and a kitchen equipped with premium Bosch dishwasher and stove. Adjoining the kitchen is a dining room, perfect for hosting or family gatherings. The upper level features three generous bedrooms and a 4-piece bath. Throughout the home, mint-condition hardwood flooring, along with classic moldings and paneling, adds character and warmth. Enjoy central AIR CONDITIONING for year-round comfort - updated FURNACE (2013) and HWT (2019). Private Patio for Summer Evenings with BEAUTIFUL MATURE VINES! Set in sought-after Brander Gardens (Old Riverbend) in SW Edmonton, you'll have easy access to top-rated schools, public transit, the river valley, and major roadways. Ideal for first-time buyers and investors! (id:6769)

Living room 5.37 m X 3.57 m

Dining room 3.6 m X 2.91 m

Kitchen 2.24 m X 2.38 m

Primary Bedroom 4.67 m X 3.57 m

Bedroom 2 3.17 m X 2.96 m

Bedroom 3 4.21 m X 2.7 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.riverbendricky.com/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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