



Edmonton Alberta

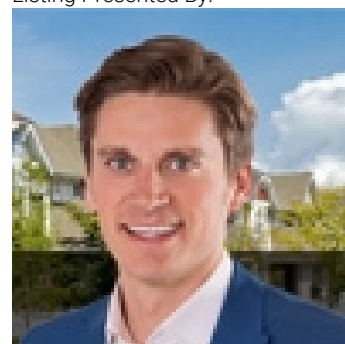
\$498,800

A RARE GEM nestled in the highly sought after Millcreek/ Strathcona neighborhood, steps to ravine trails. RAISED UP DOWN duplex bungalow w/SEPARATE addresses & SEPARATE entry to a bright cheery lower level (huge windows & built up on sub floor for added comfort). The possibilities are endless of the potential. Perfect for young professionals or running a small business (subj to City bylaws). Youre just minutes to popular Whyte Avenue & all its shops & eateries. Just a short bike or transit ride to the University or Downtown & minutes by car. Approx 2000 sf of total living space w/1100 sf on the main. Beautifully maintained home features 2 bedrms up, 2 down, 2- 4pc art deco baths, 2 kitchens & 2 living spaces. Exudes charm w/cove ceilings, hardwood & orig woodwork. Many updates includes 2 F/A, electrical, plumbing (early 2000). H2O Tank 2022. Approx 2013-2022: Eaves/soffits, chimney, house shingles, landscaping incl window wells/back steps, bsmt flooring & most windows redone & capped. 20x22 garage. (id:6769)

Bedroom 3 2.79 m X 2.8 m
 Bedroom 4 3.3 m X 3.23 m
 Second Kitchen 4.49 m X 3.17 m
 Laundry room 2.75 m X 2.75 m
 Living room 4.8 m X 4.2 m

Dining room 2.7 m X 3.9 m
 Kitchen 2.92 m X 2.74 m
 Primary Bedroom 3.5 m X 3.9 m
 Bedroom 2 3.49 m X 4.26 m
 Breakfast 2.32 m X 1.99 m

Listing Presented By:



Originally Listed by:
 RE/MAX Elite

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CREA

DDF

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