



11037 85 Avenue Edmonton AB

\$629,500

Located in the beautiful Garneau Area. This bungalow has 3 bedrooms and 2 full baths, oversized double garage with alley access, a fully finished basement, and an unbeatable location. The main floor has an open plan kitchen with lots of storage that overlooks a soaring sunroom filled with light, a living room/dining area big enough for 20 guests, large master bedroom with big closets and a nice size 2nd bedroom or office. Downstairs-3rd bedroom, a large family room or can be used as an oversized 4th bedroom as currently set up, second full bath, and laundry. Sitting on a quiet street, this 33X132 lot is only a block and a half away from the U of A Hospital & University of Alberta. Some recent upgrades in the last 8 years include furnace, H2O tank, vinyl plank, washer, dryer, dishwasher, roof and upgraded modern lighting. Bonus features are the beautiful custom wall-to-wall Teak buffet with loads of storage, french doors and glass brick windows.

Listing Presented By:



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