



## Edmonton Alberta

\$1,150,000

Exceptional location in Groat Estates, this meticulously maintained 2690 sqft 2-storey residence underwent a substantial remodel in 2004. Character abounds, with a spiral maple staircase & crown molding detail. The main level offers a large living room with a gas fireplace, formal dining area, & an open kitchen with granite countertops. Full master bedroom with ensuite. Upstairs, find a sprawling bonus room, 2 generously sized bedrooms, & a full bath. Outdoor living is enhanced by 3 expansive balconies. Includes an oversized double garage, expansive driveway, and a separate entrance to the basement, ideal for a legal suite or home business. Experience refined living in this meticulously renovated home, where timeless elegance meets modern convenience. Fabulous location! Just across the street to High Street shopping, restaurants & colourful open air markets! Bicycle lanes to Cycle downtown, into the River Valley Trail System & Victoria Golf Course. For students minutes to UofA & Grant MacEwan via LRT! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Family room Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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RE/MAX Real Estate

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