



## Edmonton Alberta

\$535,000

Welcome to Garneau! This remarkable home sits on a corner lot featuring three total bedrooms, two kitchens, two full bathrooms, and an oversized heated double garage with a fully finished loft. The home also has new RM h16 zoning, which allows multi-family redevelopment up to 52.5 feet high. The main floor features an open-concept living, dining, & kitchen with large windows. The kitchen has a patio door to the sunny back. The fully finished basement has a separate entrance with tons of massive windows and common laundry! It boasts a spacious layout encompassing a second kitchen, a sizeable recreation room, one bedroom, & a den. The garage is heated and fully finished, with a loft above. The home is within walking distance to the UofA and Whyte Avenue amenities. Great house to live in, with future redevelopment potential or land assembly potential. Seize the opportunity to make this exceptional home yours, as it is rare in today's market. Don't miss out! (id:6769)

Den 3.7 m X 2.18 m

Bedroom 3 2.98 m X 2.59 m

Second Kitchen 3.32 m X 1.1 m

Recreation room 7.28 m X 3.87 m

Laundry room 3.58 m X 3.51 m

Storage 7.28 m X 3.87 m

Utility room 2.17 m X 1.72 m

Living room 5.06 m X 4.08 m

Dining room 4.08 m X 2.79 m

Kitchen 4.08 m X 3.51 m

Primary Bedroom 4.43 m X 3.51 m

Bedroom 2 3.53 m X 3.14 m

Listing Presented By:



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