



## Edmonton Alberta

\$825,000

Elegance meets modern design in this refined infill, ideally located in Garneau near the University of Alberta and Whyte Avenue. Spanning 1,907 sq ft, this 5-bedroom, 4.5-bath home features a fully finished basement and double detached garage. Soaring 9' ceilings, engineered hardwood, 8' doors, and abundant natural light define the open-concept main floor. The living room is anchored by a striking floor-to-ceiling tiled electric fireplace. A chef's kitchen awaits with a dramatic waterfall quartz island, stainless steel appliances, built-in oven, hood fan, and full backsplash. The dining area, bathed in sunlight, overlooks the south-facing backyard. Upstairs offers two junior bedrooms (one with ensuite), a 4pc bath, and a laundry room. The serene primary suite boasts a walk-in closet and spa-like 5pc ensuite with glass-and-tile shower and soaker tub. The lower level adds a large family room, two more bedrooms, full bath, and second laundry. Extras: all-season deck, triple-pane windows, \$20K custom fencing. (id:6769)

Bedroom 4 3.02 m X 3.48 m

Bedroom 5 3.03 m X 4.74 m

Living room 4.86 m X 3.3 m

Dining room 3.44 m X 3.92 m

Kitchen 5.89 m X 2.67 m

Primary Bedroom 4.82 m X 3.36 m

Bedroom 2 4.29 m X 4.45 m

Bedroom 3 3.37 m X 2.89 m

Laundry room 1.88 m X 1.61 m

Listing Presented By:



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