



Edmonton Alberta

\$700,000

Step into timeless character blended seamlessly with modern comfort in this exceptional 2.5-storey Garneau home. Built in 1930 & thoughtfully renovated, this move-in-ready property features vinyl windows, updated furnaces & shingles, HWT, Ecoliner sewer line, newer appliances, & an Arctic Spa hot tub. The 10' main floor offers a spacious entry, a rare 2-piece bathroom, & inviting living & dining rooms with charming barn doors. Renovated kitchen with abundant cabinetry & granite counters. Front porch, back mudroom, & a private yard with extra-tall fence. The double detached garage is well equipped with cabinetry and shelving, or offers future potential for a rebuild with a suite above. Upstairs features a huge primary bedroom with dressing room, built-ins, walk-in closet, & access to a sunny south-facing balcony, plus a spa-like 5-piece bath with claw-foot tub & a second bedroom. The third-level loft offers flexible space as needed. Separate entry basement with two offices, workshop, storage and 1pc bath. (id:6769)

Living room 4.18 m X 3.93 m

Dining room 3.33 m X 4.67 m

Kitchen 3.54 m X 3.56 m

Primary Bedroom 4.05 m X 3.49 m

Bedroom 2 2.88 m X 3.58 m

Bonus Room 2.15 m X 3.52 m

Loft Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Excellence



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.