



Edmonton Alberta

\$549,900

New Garneau Listing! Beautifully designed 2-storey front/back duplex in the prestigious University Avenue neighbourhood. Offering 5 bdrms and close to 1800 sq ft of living space, 3 bedrooms and 2.5 baths above grade, 2 additional bdrms and a full bath in basement --ideal for family, guests, or potential rental income. An open-concept layout with engineered hardwood and tile flooring throughout. Living room has lots of natural light and features a modern linear gas fireplace. The kitchen includes a large island with quartz countertops, stainless steel appliances, a pantry, and a stylish tile backsplash. Upstairs, all bdrms with double-door closets; and primary bedroom has a 4-piece ensuite. Side entrance to the finished bsmt, excellent rental potential adding versatility and value to the home. Walking distance to the University of Alberta, hospitals, Cross Cancer Institute, LRT, Whyte Ave and the river valley. A rare opportunity in one of Edmonton's most sought-after locations! (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
NOW Real Estate Group



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