



Edmonton Alberta

\$575,000

Discover prime living in the highly sought-after GARNEAU! STEPS FROM THE U of A, River Valley, High Level Bridge & local gems, this lovingly maintained home perfectly balances modern reliability with original charm. The sunlit, south-facing living room features a picture window framing mature trees & a decorative fireplace with a craftsman mantel flowing seamlessly into a spacious dining room. A bright, eat-in kitchen overlooks the beautiful mature backyard. The main level offers 2 cozy bedrooms & a full bath, complemented by MAIN FLOOR LAUNDRY. The finished lower level expands your living space with a rec room, 2 additional bedrooms, a 2nd full bathroom & a utility/storage room. The meticulously cared-for fenced lot includes a single detached garage, a large storage shed & a rear double parking pad. With major peace-of-mind updates like a new furnace & HWT (2026), roof 10 yrs, upgraded electrical & windows, this is an incredible opportunity to own in one of Edmonton's most desirable neighborhoods! (id:6769)

Family room 5.39 m X 3.86 m

Bedroom 3 5.22 m X 2.38 m

Bedroom 4 3.78 m X 3.32 m

Living room 4.44 m X 4.11 m

Dining room 4.45 m X 3.45 m

Kitchen 3.4 m X 3.36 m

Primary Bedroom 3.41 m X 3.09 m

Bedroom 2 3.64 m X 3.09 m

Laundry room 3.09 m X 2.13 m

Listing Presented By:



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RE/MAX Real Estate

<http://www.darlenestrang.ca/>



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