



## Edmonton Alberta

\$974,800

Charming character, PRIME LOCATION, and income potential--this beautifully renovated Garneau gem has it all! Just a short stroll to the U of A, River Valley, & vibrant Whyte Ave, it's perfectly situated on a quiet, tree-lined street. Inside, enjoy original charm w/hardwood floors, French doors, & a cozy F/P, paired w/ modern updates like an all-new chef's kitchen w/ quartz counters & S/S appliances incl. gas stove. The spacious main floor offers a bright office, den, formal dining, mudroom/laundry, & an updated chic 3-pc bath. Upstairs you'll find 3 bdrms & a 5-pc bath w/ classic clawfoot tub. The LEGAL 2-bedroom basement suite includes egress windows, new kitchen, S/S appliances, updated bath, & in-suite laundry--ideal for rental income or extended family. Recent upgrades: triple-pane windows, 50 yr rubber roof, insulation in ext. wall cavities & attic, HE furnace, HWT & fresh paint! Enjoy the sunny south yard & TRIPLE GARAGE--an incredible opportunity in one of Edmonton's most sought-after neighbourhoods! (id:6769)

Bedroom 4 3.79 m X 2.14 m

Bedroom 5 3.88 m X 2.32 m

Second Kitchen 4.45 m X 2.67 m

Living room 4.83 m X 4.51 m

Dining room 3.94 m X 3.85 m

Kitchen 4.15 m X 3.31 m

Den 2.82 m X 2.45 m

Laundry room 2.56 m X 1.79 m

Primary Bedroom 4.82 m X 3.53 m

Bedroom 2 3.32 m X 2.81 m

Bedroom 3 4.26 m X 2.93 m

Listing Presented By:



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