



Edmonton Alberta

\$1,699,888

CUSTOM-BUILT SCANDINAVIAN-INSPIRED LUXURY IN GARNEAU WITH SUITED BASEMENT (up & down duplex)! This home delivers exceptional quality with clean lines, expansive triple-pane windows & wide-plank Copenhagen hardwood. Bright, refined living throughout with thoughtful architectural design & efficient layout. Main residence features in-floor heating in all 3 baths, wood-burning fireplace, rooftop patio, BBQ balcony & outdoor patio with built-in kitchen. Full security system with cameras, alarm & 3-point locking doors. Built on ICF foundation with high-efficiency furnace, large hot water tank & 200-amp service. Fully developed suited basement with separate living space, mirroring the same modern aesthetic with 4 bedrooms, 2 baths, in-suite laundry & quartz kitchen. Double detached garage + extra parking pad. Prime Garneau location steps to Whyte Ave, U of A, hospitals, River Valley, LRT access, parks, cafes & quick access downtown. A dream lifestyle location! Sophisticated living at its finest! (id:6769)

Den 2.91 m X 3.23 m
 Additional bedroom 2.83 m X 4.25 m
 Bedroom 3.15 m X 3.11 m
 Bedroom 4 2.75 m X 3.8 m
 Bedroom 5 3.26 m X 3.58 m
 Bedroom 6 2.92 m X 4.26 m
 Second Kitchen 4.12 m X 3.07 m

Living room 4.13 m X 4.09 m
 Dining room 3.93 m X 3.35 m
 Kitchen 4.13 m X 5.06 m
 Primary Bedroom 4.82 m X 3.34 m
 Bedroom 2 2.56 m X 3.95 m
 Bedroom 3 3.67 m X 2.82 m

Listing Presented By:



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 RE/MAX Excellence

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