



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 METAL FRAME 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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