



Edmonton Alberta

\$1,290,000

Welcome to Garneau! Custom 2229 sq.ft. 2-story, with 4 bedrooms, 4 bath & a legal 1 bedroom suite. The home is bright and open with Brazilian Cherry hardwood, high-end finishing and 9' ceilings. The living room is warm and inviting with a n/g fireplace, custom return grills & an office/den adjacent. As you enter the kitchen area, you are greeted with maple cabinets, large island, Cambria counters, Liebherr refrigerator & a Porter & Charles range. The spacious dining area has Huberton lighting, views & access to the deck. The upper level features a laundry room & 3 large bedrooms, including a primary complete with 5-piece ensuite & walk-in closet. The lower level has an impressive suite with polished concrete floors, 1 bedroom, laundry, 4-piece bath & separate entrance. Upgrades include: in-floor heating; HRVx2; spray foamed rims/walls/attic; & triple pane windows. Complete the package with a large deck, fenced/landscaped yard & a double detached heated garage. Walking distance to U of A, Whyte & more! (id:6769)

Bedroom 4 3.65 m X 4.74 m

Second Kitchen 2.42 m X 3.73 m

Storage 2.95 m X 1.73 m

Recreation room 4.07 m X 7.33 m

Living room 5.29 m X 4.99 m

Dining room 4.08 m X 4.37 m

Kitchen 5.37 m X 5.18 m

Den 2.82 m X 4.18 m

Primary Bedroom 4.79 m X 4.99 m

Bedroom 2 4.02 m X 3.7 m

Bedroom 3 4.1 m X 3.7 m

Listing Presented By:



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