



## Edmonton Alberta

\$1,150,000

CUSTOM BUILT home with Legal 2-Bedroom Suite in the Heart of Garneau! Just ONE BLOCK from the University of Alberta, Whyte Avenue. Thoughtfully designed and meticulously finished, this home features Central A/C, Eco-Shield Argon windows, and an open-concept main floor filled with high-end custom finishes. showstopper kitchen with Bosch appliances, a waterfall quartz island and backsplash, and a walkthrough pantry with coffee bar. Upstairs, you'll find three bedrooms plus a vaulted den, including a luxurious primary suite with private second-floor balcony overlooking a beautiful, mature tree-lined street. The fully legal 2-bdrm BASEMENT SUITE features a PRIVATE ENTRANCE, its own laundry, and a full kitchen—ideal for rental income or multi-generational living. Additional highlights include a custom-built aluminum front porch, double detached garage, and a south-facing, professionally landscaped, low-maintenance yard. (id:6769)

Bedroom 4 3.56 m X 3.76 m

Bedroom 5 2.86 m X 2.29 m

Living room 5.89 m X 6.82 m

Dining room 4.76 m X 4.13 m

Kitchen 5.54 m X 4.6 m

Primary Bedroom 3.63 m X 5.41 m

Bedroom 2 3.65 m X 3.16 m

Bedroom 3 3.62 m X 2.89 m

Listing Presented By:



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RE/MAX Elite

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