



Edmonton Alberta

\$1,250,000

This custom built home in South Garneau is close to University, hospitals, LRT and river valley. Two storey traditional design with modern efficient build, situated on one and half lots. The main floor features gleaming hardwood, antique stained glass inserts on triple-pane windows. Spacious rooms with nine foot ceilings. Large flex room, living room with wood burning fireplace adjacent to dining room. Eat-in kitchen features cherry cabinetry, updated appliances, French doors to heated sunroom, adjacent to three season sunporch that both face south. Wide staircase with landing. Large primary suite includes bedroom, reading area, alcove, walk in closet and four piece bath. Two additional bedrooms, bath, laundry closet. Access to balcony overlooking yard. Separate entrance to lower level, two bedrooms with ensuites, living room, laundry. Formerly licensed as B&B/STR. 220 EV outlet in double garage. (id:6769)

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Living room 4.68 m X 5.6 m

Dining room 4.73 m X 3.67 m

Kitchen 4.08 m X 3.67 m

Bedroom 4 4.1 m X 4.68 m

Sunroom 5.2 m X 2.44 m

Breakfast 5.2 m X 2.44 m

Primary Bedroom 4.38 m X 5.06 m

Bedroom 2 4.11 m X 4.24 m

Bedroom 3 4.31 m X 3.64 m

Listing Presented By:



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RE/MAX Real Estate

<http://www.moenrealty.ca/>



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