



Edmonton Alberta

\$259,900

GARNEAU MEWS is a cozy, charming townhouse complex located less than a block from the UofA hospital & just off campus with mature landscaping creating extra privacy. Within 1-5 blocks are: Whyte Ave & the heart of Strathcona; an LRT Station; groceries; banks; restaurants; & the river valley trail system. This 1,247 sq ft, 2 level unit offers: 2 spacious bedrooms upstairs; 1.5 bathrooms; a kitchen with newer white cabinets + a pass through opening to the dining room & raised living room. Off the living room is a brand new glass atrium opening to a patio & treed area; newer vinyl plank flooring throughout main floor new carpets on stairs and most of upper level; a 3-sided wood burning fireplace; high vaulted ceilings; 1 underground heated parking stall; visitor parking out back; & more! The complex has replaced the atrium in 2023, & windows & shingles in the last 10 years. Condo Fee includes most utilities (heat, water, sewage & garbage) which is a \$400-500/mo value included in the condo fees. (id:6769)

Living room 5.16 m X 3.96 m

Dining room 3.04 m X 2.82 m

Kitchen 3.91 m X 3.03 m

Laundry room Measurements not available

Primary Bedroom 4.47 m X 3.99 m

Bedroom 2 3.92 m X 3.38 m

Listing Presented By:



Originally Listed by:
Century 21 All Stars Realty Ltd



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.