



## Edmonton Alberta

\$1,089,000

Don't miss this immaculate mid-century modern bungalow in the heart of prestigious Grandview. With 1801 square feet and radiating pride of ownership, this home has been meticulously updated to preserve its authentic architectural character while offering modern comfort. The interior is pristine, but the outdoor living is truly a showstopper. Enjoy your evenings in a gorgeous, west-facing sunny yard featuring a custom pergola and a charming paving stone patio—perfect for summer entertaining. Location is everything here. You are just steps from the famous Grandview stairs and the extensive walking and biking trail system of the river valley. Families will love being within easy walking distance of the highly-rated Grandview Elementary-Junior High School. With a double front-drive attached garage and a lightning-fast commute to the U of A, hospitals, and downtown, this property perfectly balances lifestyle and convenience. A rare gem like this doesn't stay on the market long! (id:6769)

Bedroom 4 3.79 m X 3.86 m

Bedroom 5 3.79 m X 3.77 m

Recreation room 4.56 m X 7 m

Library 3.33 m X 3.25 m

Laundry room 5.45 m X 3.7 m

Living room 4.49 m X 6.83 m

Dining room 4.09 m X 3.29 m

Kitchen 3.91 m X 3.38 m

Primary Bedroom 5.23 m X 3.89 m

Bedroom 2 4.29 m X 2.86 m

Bedroom 3 4.36 m X 4.03 m

Listing Presented By:



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