



## Edmonton Alberta

\$949,900

Marvel at this modern infill in the historic neighbourhood of Garneau. Featuring 5 bedrooms, 4.5 bathrooms, fully finished basement, and a double detached garage, this 1907sqft 2-storey home is located close to the UofA and Whyte Avenue. Enter and appreciate the open floor plan completed by 9' ceilings, engineered hardwood, 8' doors, and plenty of natural light. The living room is framed by a electric F/P with floor-to-ceiling tile. The kitchen offers a MASSIVE waterfall quartz island, SS appliances, built-in oven, hood fan, and backsplash. The dining room overlooks the SOUTH-FACING backyard through the large windows. Upstairs, there's 2 spacious junior room(one w/ an ensuite), a 4pc bath, and a laundry room. The primary room is spacious and includes a W/I closet, 5pc ensuite w/ glass&tile shower, and soaker tub. Downstairs, you'll find a large family room, two bedrooms, and a 4pc bath. Extras: Full width all-season deck, triple pane windows, metal/wood fence (\$20k), TV+mounts, and 2nd laundry set. (id:6769)

Bedroom 4 3.02 m X 3.48 m

Bedroom 5 3.03 m X 4.74 m

Living room 4.86 m X 3.3 m

Dining room 3.44 m X 3.92 m

Kitchen 5.89 m X 2.67 m

Primary Bedroom 4.82 m X 3.36 m

Bedroom 2 4.29 m X 4.45 m

Bedroom 3 3.37 m X 2.89 m

Laundry room 1.88 m X 1.61 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

<http://www.mymontonhomesearcher.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)