



## Edmonton Alberta

\$580,000

This charming bungalow in the desirable Garneau community offers 826 sq. ft. of above-grade living space and features 5 bedrooms and 3 bathrooms. The main floor includes a bright living room, kitchen, two bedrooms, and a 4-piece bathroom. The fully developed basement features a primary bedroom with a 3-piece ensuite, two additional bedrooms, a 3-piece bathroom, and a second kitchen –ideal for multi-generational living or rental potential. Perfectly situated across from beautiful Garneau Park and backing onto an alleyway, this prime location is just blocks from the University of Alberta and the Stollery Children's Hospital, making it ideal for both residential and commercial use. Property can be sold in conjunction with 10918 - 84 Ave. (MLS #E4446121) (id:6769)

Den 1.51 \* 1.27

Primary Bedroom 3.66 \* 3.91

Bedroom 4 3.08 \* 2.65

Bedroom 5 3.01 \* 3.03

Second Kitchen 2.97 \* 2.67

Living room 6.90 \* 3.59

Kitchen 3.09 \* 3.16

Bedroom 2 3.82 \* 3.31

Bedroom 3 3.17 \* 2.88

Listing Presented By:



Originally Listed by:  
Century 21 Masters

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca