



## Edmonton Alberta

\$549,000

Prime Garneau location—just 2 blocks to UofA & Hospital, steps to Whyte Ave, transit, and 5 mins to River Valley trails! This charming bungalow offers 1,664 sq ft of living space plus a 445 sq ft stylish Studio in the backyard —ideal for guests. The main floor features a new chef's kitchen, stone-faced fireplace, 3 good size bedrooms, and a primary suite with French doors to a private deck and yard. The basement includes 2 more bedrooms, a full bath, and a large living area. Major upgrades: stucco (2011), metal roof, windows, electrical, hot water tank (2012), furnace (2017), microwave (2018), foundation, sump pump & weeping tile (2019), dishwasher (2021), new shower & fridge (2022), plumbing (2024). The current owners have not sought permitting for a secondary suite. The options can be explored with the city by the new owners. Low-maintenance and full of potential—live in comfort in the heart of Edmonton! (id:6769)

Bedroom 6 Measurements not available  
 Family room Measurements not available  
 Bedroom 4 Measurements not available  
 Bedroom 5 Measurements not available  
 Living room Measurements not available

Kitchen Measurements not available  
 Primary Bedroom Measurements not available  
 Bedroom 2 Measurements not available  
 Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
 MaxWell Challenge Realty

**RE/MAX ELITE**

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