



## Edmonton Alberta

\$824,900

Charming character 5 bedroom, 3 full bathroom home that has been tastefully renovated; retaining its vintage integrity in a prime U of A location. Some recent renovations include: kitchen with quartz counters, tile backsplash & new appliances, central air conditioning with upgrade to wiring, bathrms, 2019 sewer cleaned & lined, newer upstairs windows, furnace & 2 hot water tanks. Refinished basement (2021) complete with separate entrance, 3 pce. bathrm, gas fireplace, laundry area and large windows. Front deck and veranda. Huge back deck w/gas hookup. Large 24 x 19 ft. two car garage with loft , plus adjacent concrete parking pad. Situated only 1/2 blk. from campus and wonderful coffee shops, restaurants, shopping and steps to the river valley trails, Kinsmen Rec Centre and more. Stroll to downtown across the high level bridge or ride your bike on the extensive cycling lanes right outside the front door. Live in the heart of this great community - Garneau awaits you. (id:6769)

Bedroom 5 4.5 m X 3.2 m

Recreation room 5.22 m X 3.3 m

Living room 6.3 m X 4.2 m

Dining room 3.6 m X 3.7 m

Kitchen 4.6 m X 2.7 m

Bedroom 2 4.21 m X 3.5 m

Enclosed porch 2.8 m X 2.3 m

Enclosed porch 2.7 m X 2 m

Primary Bedroom 4.26 m X 4.67 m

Bedroom 3 4.24 m X 3.5 m

Bedroom 4 4.1 m X 3.44 m

Listing Presented By:



Originally Listed by:  
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