



Edmonton Alberta

\$975,000

OUTSTANDING ARCHITECTURALLY DESIGNED HOME in charming, tree-lined Garneau on a massive 700 sqm lot. Bright, spacious foyer leads to the main living area w/ vaulted ceilings & cozy gas fireplace. French doors open to versatile study/office or formal dining. Remodeled kitchen (2010) w/ granite counters, island & stainless appliances flows seamlessly into sunlit breakfast nook & sitting area wrapped in windows. Upstairs features 4 bedrooms w/ built-in closets & 2 full baths—including a primary suite w/ 4pc ensuite. Fully finished basement offers rec room, 2 bedrooms, 3pc bath & kitchen-ready plumbing. Upgrades: dual furnaces (2011), A/C (2019), twin hot water tanks (2018), shingles (2012), dishwasher (2022). Oversized double garage & expansive backyard w/ Roman circle patio perfect for entertaining. Steps to LRT, U of A, Whyte Ave, downtown & river valley. Exceptional home, unbeatable location—don't miss this! (id:6769)

Bedroom 5 4.91 m X 3.99 m

Bedroom 6 3.67 m X 2.86 m

Laundry room 5.8 m X 2.76 m

Recreation room 7.91 m X 4.06 m

Utility room 5.02 m X 2.97 m

Living room 4.66 m X 4.28 m

Dining room 3.89 m X 3.08 m

Kitchen 5.44 m X 4.98 m

Family room 4.81 m X 4.08 m

Den 4.28 m X 3.33 m

Laundry room 3.34 m X 1.72 m

Primary Bedroom 4.83 m X 4.23 m

Bedroom 2 4.08 m X 3.79 m

Bedroom 3 3.82 m X 2.85 m

Bedroom 4 3.4 m X 3.1 m

Listing Presented By:



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MaxWell Devonshire Realty

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RE/MAX ELITE

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Phone: 780-406-4000

Fax:

executive@eliterealestate.ca