



## Edmonton Alberta

\$1,115,000

Welcome to this stunning Custom Certified Green Built Home by Perry Signature Homes, perfectly located in the desirable community of Garneau. Thoughtfully designed with sustainability, space, and versatility in mind. This home offers the perfect blend of luxury & practicality. The main and upper floor has 4 spacious bedrooms and 3 full bathrooms, main floor laundry, a serene primary suite with large spa-like ensuite and walk-in closet. Downstairs you will find a spacious in-law suite, perfect for multigenerational living. With its own private entrance, kitchen, living area, 2 bedrooms, full bathroom and a second laundry room. This space offers privacy without compromise. Featuring central AC & a detached double garage. This wonderful home was crafted with energy efficiency in mind ensuring lower utility costs and healthier indoor living. Situated steps from U of A, Whyte Ave, River Valley Trails, and transit. This is a rare opportunity to own a modern sustainable home in a walkable vibrant neighbourhood. (id:6769)

Bedroom 5 11'6 x 12'1

Bedroom 6 9'11 x 13'3

Second Kitchen 10'6 x 15'7

Living room 15'11 x 15'5

Dining room 12'2 x 18'8

Kitchen 15'5 x 13'6

Bedroom 4 13'4 x 10'

Primary Bedroom 15'8 x 14'11

Bedroom 2 14'4 x 10'9

Bedroom 3 13'1 x 11'10

Listing Presented By:



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**RE/MAX ELITE**

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Phone: 780-406-4000

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