



# 10952 80 Avenue Edmonton AB

\$1,199,000

Gorgeous 2 storey home located on a quiet street in the sought after community of Garneau. The BRAND NEW infill home is within walking distance to Whyte avenue, U of A hospital and the LRT. Open concept main level features a large kitchen with quartz counters, huge waterfall island and SS appl. with gas stove & BI oven. The main floor also features 9 foot ceilings and 8' passage doors, a spacious living room with 6 ft modern style fireplace, dining area, mud room with built in seating, flex room/den and full bath. The upper level has 3 generously sized bedrooms, a loft, full bath and laundry room. There is an amazing primary suite with a spa like ensuite with dual vanities, & heated floor, & huge walk in closet. The fully finished basement offer an additional 1072sq. ft. of living space with 9 foot ceilings and a separate entrance, and includes 2 more spacious bedrooms, large rec. room and bar. In the backyard there is a finished good sized deck and new 2 car garage that is insulate, & dry walled.

Listing Presented By:



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