



## Edmonton Alberta

\$1,290,000

This custom built 2585 sq.ft. 2-story home, sits on a spacious 489 sq.m. lot in the heart of Garneau. As you enter, you are welcomed with an inviting floor plan, hickory hardwood, 9' ceilings & great natural light. The kitchen features hickory cabinetry to the ceiling, Cambria counters & designer appliances including Liebherr refrigerator and Porter & Charles range. The living room area has a gorgeous stone-faced fireplace, with generous space for furniture in a variety of orientations. The upper level has 3 comfortable bedrooms, including a primary suite complete with 5-piece ensuite & walk-in closet. The lower level of the home is finished as a legal 1 bedroom suite with separate laundry & entrance. Notable specs include: infloor heating; HRVx2; spray foamed rims/walls/attic; triple pane windows; & high-end finishing. Complete the package with a large deck & a double detached heated garage with extra parking. Walking distance to the U of A, Whyte Avenue, shopping & minutes to Downtown & River Valley. (id:6769)

Bedroom 4 5.52 m X 3.42 m

Laundry room Measurements not available

Second Kitchen 3.25 m X 3.95 m

Utility room 4.31 m X 3.1 m

Living room 5.83 m X 5.38 m

Dining room 3.63 m X 4.09 m

Kitchen 3.65 m X 5.37 m

Den 3.53 m X 3.59 m

Primary Bedroom 4.74 m X 4.73 m

Bedroom 2 3.96 m X 3.9 m

Bedroom 3 4.24 m X 3.91 m

Laundry room 2.74 m X 1.86 m

Listing Presented By:



Originally Listed by:  
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