



## Edmonton Alberta

\$699,900

Step into this beautifully upgraded character home on one of Garneau's most picturesque, tree-lined streets. Just minutes from the U of A, river valley trails, and Whyte Ave, the location is unbeatable. This classic 2-storey blends original charm with modern updates: a bright white kitchen with granite counters, newer windows, updated shingles, and a refreshed upstairs bath. The main floor offers spacious living and dining rooms with refinished hardwood, and upstairs you'll find three sunlit bedrooms. The finished basement includes a second kitchen—perfect for guests, extended family, or added flexibility. Enjoy the large south-facing yard, rear deck, and oversized double garage with an insulated, heated workshop. Sitting on a rare 44' x 130' lot, this home offers incredible value in one of Edmonton's most desirable neighbourhoods. Act fast—homes like this don't stay on the market for long. (id:6769)

Bedroom 4 4.46 m X 3.04 m

Second Kitchen 4.52 m X 2.8 m

Utility room 3.08 m X 2.97 m

Laundry room Measurements not available

Living room 6.43 m X 3.69 m

Dining room 3.84 m X 3.7 m

Kitchen 4.31 m X 4.17 m

Primary Bedroom 4.5 m X 3.7 m

Bedroom 2 4.14 m X 3.03 m

Bedroom 3 3.28 m X 3.05 m

Listing Presented By:



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