



## Edmonton Alberta

\$1,199,000

Custom-Built Home with 2 BDRM Legal Suite in Garneau! Breathtaking 2200+ sq ft 2-storey in the heart of Garneau, just one block from U of A, Whyte Ave, and Edmonton's BEST SCHOOLS. (Mkernan, Garneau, Scona!) This custom-built home features Central AC, Eco-Shield Argon Windows, an open-concept main floor with HIGH END CUSTOM FINISHES, chef's kitchen (Bosch Appliances, Waterfall Quartz Island & Backsplash), two guest powder rooms, Walkthrough Pantry w/ Coffee Bar, and spacious living areas flooded with natural light. Upstairs offers 3 bedrooms plus VAULTED DEN including a luxurious primary suite and SECOND FLOOR BALCONY overlooking the mature tree lined street. The fully legal 2-bedroom BASEMENT SUITE has a private entrance, separate laundry, and full kitchen - perfect for rental income or extended family. Custom built aluminum front porch, double detached garage and a beautifully landscaped, low maintenance, SOUTH-FACING yard complete the package. Exceptional location, design, and versatility! Shows 10/10! (id:6769)

Bedroom 4 Measurements not available  
 Bedroom 5 Measurements not available  
 Family room Measurements not available  
 Den Measurements not available

Primary Bedroom Measurements not available  
 Bedroom 2 Measurements not available  
 Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
 The Foundry Real Estate Company  
 Ltd

**RE/MAX ELITE**

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