



## Edmonton Alberta

\$309,900

Garneau Mews is a cozy, charming townhouse complex located less than a block from the UofA hospital & just off campus with mature landscaping creating extra privacy. Within 1-5 blocks are: Whyte Ave & the heart of Strathcona; an LRT Station; groceries; banks; restaurants; & the river valley trail system. This 1,150 sq ft, 2 level unit offers: 2 spacious bedrooms upstairs; 1.5 bathrooms; a kitchen with newer white cabinets + a pass through opening to the dining room & raised living room. Off the living room is a brand new glass atrium opening to a patio & treed area; newer vinyl plank flooring throughout main floor plus new carpets in most of upper level; a 3-sided wood burning fireplace; high vaulted ceilings; 1 underground heated parking stall; visitor parking out back; & more! The complex has replaced windows & shingles in the last 10 years. Condo Fee includes heat, water, sewage & garbage which explains the higher amount; (id:6769)

Living room 5.16 m X 3.96 m

Dining room 3.04 m X 2.82 m

Kitchen 3.91 m X 3.03 m

Laundry room Measurements not available

Primary Bedroom 4.47 m X 3.99 m

Bedroom 2 3.92 m X 3.38 m

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

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