



## Edmonton Alberta

\$399,000

Stunning top-to-bottom renovation in the sought-after Garneau building! This stylish New York Chic inspired 1,100 sq ft 2-storey condo features luxury vinyl plank flooring, quartz counters, exposed brick & sleek chrome & black accents throughout. The bright, south-facing unit offers large windows with sweeping Whyte Ave views and floods of natural light. The modern kitchen boasts stainless steel appliances, gas stove, and a custom built-in dining table with bench seating and storage. Cozy up by the stone-facing gas fireplace in the open-concept living room, complete with a built-in media cabinet and 3 piece bathroom. Downstairs, find 2 bedrooms including a 5-piece ensuite with a jetted soaker tub, in the spacious primary suite with walk-in closet & in-suite laundry. With 2 parking stalls & unbeatable walkability to shops, cafes, and restaurants, this is urban living at its finest—just minutes to U of A, transit, and easy access to anywhere in the city! Property was rented out for almost \$50,000 last year! (id:6769)

Primary Bedroom 3.9m x 4.9m

Bedroom 2 3.2m x 2.9m

Living room 5.1m x 3.7m

Dining room 2.0m x 2.9m

Kitchen 3.8m x 2.9m

Listing Presented By:



Originally Listed by:  
Exp Realty

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.