



## Edmonton Alberta

\$399,000

OWN A PIECE OF HISTORY IN THE HEART OF GARNEAU! This extraordinary 2-storey loft in the ICONIC GARNEAU BUILDING is a perfect fusion of vintage charm and modern sophistication. With 2 bedrooms, 2 bathrooms, 2 titled parking stalls, and over 1,300 sqft of exceptional living space, this home is truly one of a kind. Prepare to be captivated by the exposed brick walls, soaring 9ft ceilings, and a cozy corner gas fireplace. Step out onto your spacious balcony and take in city views. The bright and airy living room boasts oversized windows that flood the space with natural light, the well-appointed kitchen offers ample cupboard and counter space for your culinary creations. Descend the trendsetting spiral staircase to find two generous bedrooms, a spa-like 5pc bathroom, and a convenient laundry room. Just steps away from the vibrant pulse of Whyte Avenue, the University of Alberta, trendy shops, acclaimed restaurants, bustling farmers' markets, and exciting festivals- this is The Ultimate Urban Lifestyle! (id:6769)

Primary Bedroom 3.63 m X 4.81 m

Bedroom 2 3.63 m X 4.81 m

Living room 8.6 m X 5.8 m

Dining room 3.07 m X 2.1 m

Kitchen 3.07 m X 2.92 m

Listing Presented By:



Originally Listed by:  
Schaaf Realty Ltd

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca