



## Edmonton Alberta

\$474,900

Nestled on a tree lined street, in the heart of Garneau, is this incredible townhouse with THREE TITLED PARKING STALLS, a titled 13x13 workshop plus two balconies. This corner unit allows in tons of natural light from the numerous windows & 9' ceilings. The kitchen features a huge eat up island, granite counter tops, stainless steel appliances with gas stove & pantry. The open living/dining area has a stone encased gas fireplace & hardwood flooring. On the second level is a family room with large east facing balcony & built in shelving. Finishing this level is a three piece bathroom with large luxurious tiled shower & granite counter tops. The full size washer & dryer are stacked in this bathroom. On the upper level is the primary bedroom with south facing balcony, four piece en-suite & walk-in closet. The spacious titled workshop is located in the parkade. All three stalls are together. Additional sound insulation. A/C. Steps away to U of A, Old Strathcona shops & restaurants, rivervalley parks & trails. (id:6769)

Living room 6.05 m X 3.16 m

Dining room 2.33 m X 2.5 m

Kitchen 3.97 m X 2.92 m

Family room 4.07 m X 3.91 m

Primary Bedroom 3.99 m X 3.35 m

Listing Presented By:



Originally Listed by:  
Century 21 Reward Realty

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