



Edmonton Alberta

\$1,099,000

Welcome to this exceptional 4 bdrm + 3 bthrm custom infill in prestigious Garneau, complete with a self-contained 2 BDRM LEGAL SUITE - the ultimate blend of luxury living and smart investment. Crafted with superior construction and meticulous attn to detail, the m/f features a striking custom feature wall with a sleek electric f/p. The chef-inspired kitchen is complete with a 9' quartz island, premium finishes, high-end appliances, & a spacious WIP. A generous dining area, 3-piece bath, and versatile m/f bdrm provide flexibility for guests or a home office. Upstairs, you'll find 3 add'l bdrms. The stunning primary retreat has a lrg WIC & a spa-inspired 6-piece ensuite designed for total relaxation. A 2nd full bthrm & laundry complete this floor. The fully permitted 2 bed legal suite is ideal for generating strong rental income or hosting family. Professionally landscaped! Not a skinny! Double garage! Prime Garneau location steps from UofA! A rare opportunity for discerning homeowners and investors alike! (id:6769)

Second Kitchen Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Laundry room Measurements not available

Living room 4.13 m X 5.11 m

Dining room 2.64 m X 4.5 m

Kitchen 3.04 m X 5.7 m

Bedroom 4 3.21 m X 3.49 m

Primary Bedroom 4.46 m X 4.34 m

Bedroom 2 2.95 m X 3.68 m

Bedroom 3 4.12 m X 3.45 m

Laundry room 2.85 m X 1.57 m

Listing Presented By:



Originally Listed by:
Mozaic Realty Group

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