



## Edmonton Alberta

\$690,000

Step into timeless character blended seamlessly with modern comfort in this exceptional 2.5-storey Garneau home. Built in 1930 & thoughtfully renovated, this move-in-ready property features vinyl windows, updated furnaces & shingles, HWT, Ecoliner sewer line, newer appliances, & an Arctic Spa hot tub. The 10' main floor offers a spacious entry, a rare 2-piece bathroom, & inviting living & dining rooms with charming barn doors. Renovated kitchen with abundant cabinetry & granite counters. Front porch, back mudroom, & a private yard with extra-tall fence. The double detached garage is well equipped with cabinetry and shelving, or offers future potential for a rebuild with a suite above. Upstairs features a huge primary bedroom with dressing room, built-ins, walk-in closet, & access to a sunny south-facing balcony, plus a spa-like 5-piece bath with claw-foot tub & a second bedroom. The third-level loft offers flexible space as needed. Separate entry basement with two offices, workshop, storage and 1pc bath. (id:6769)

Living room 4.18 m X 3.93 m

Dining room 3.33 m X 4.67 m

Kitchen 3.54 m X 3.56 m

Primary Bedroom 4.05 m X 3.49 m

Bedroom 2 2.88 m X 3.58 m

Bonus Room 2.15 m X 3.52 m

Loft Measurements not available

Listing Presented By:



Originally Listed by:  
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