



## Edmonton Alberta

\$925,000

Welcome to the highly desirable neighborhood of Garneau—where modern design meets premium living in this brand new home that is a striking blend of style, comfort, and function. The main floor- 9' ceilings and luxury vinyl plank flooring set the tone for upscale living. A flex room offers versatility—ideal as a home office or guest bedroom. The open-concept living space features a gourmet kitchen with high-end finishes, seamlessly flowing into a cozy dining nook & LR with an elegant electric fireplace. Large windows fill the space with natural light & overlook your sunny backyard. Upstairs also has 9' ceilings & a well-laid-out floor plan that includes a spacious primary suite with large window, a balcony, 4-piece ensuite & a W/I closet. Two additional generous size bedrooms, a bonus room, a full 4-pc bathroom & convenient laundry room complete the 2nd level. The finished basement boasts a legal 2-bedroom suite with full kitchen, living room, in-suite laundry. Close to the University, Whyte Avenue, parks, schools, and all amenities (id:6769)

**Bedroom 5** Measurements not available

**Bedroom 6** Measurements not available

**Living room** 3.64 m X 4.67 m

**Kitchen** 2.58 m X 4.48 m

**Bedroom 4** 2.99 m X 3.12 m

**Breakfast** 2.43 m X 3.93 m

**Primary Bedroom** 3.7 m X 4.33 m

**Bedroom 2** 3.06 m X 3.22 m

**Bedroom 3** 3.18 m X 2.78 m

Listing Presented By:



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