



## Edmonton Alberta

\$735,000

Charming Character Home in the Heart of Garneau. Nestled on a quiet, tree-lined street in the desirable Garneau neighbourhood, this beautifully preserved 2-storey character home blends historic charm with modern functionality. Offering 4 spacious bedrooms, this home features a full bathroom upstairs and a convenient 3-piece bathroom in the fully developed basement. Step inside to discover timeless details such as original hardwood floors, vintage trim & warm, inviting spaces perfect for family living. The main floor is bathed in natural light and flows effortlessly between the living, dining & kitchen areas—ideal for both everyday comfort & entertaining. Downstairs, the basement is equipped with a 2nd kitchen, offering excellent potential for extended family living or a nanny suit. Located just minutes from the University of Alberta, UofA Hospital & Whyte Avenue, this is a rare opportunity to own a piece of Edmonton's history in one of its most vibrant and walkable communities. (id:6769)

Bedroom 5 5.52 m X 3.21 m

Second Kitchen 3.27 m X 2.3 m

Living room 6.83 m X 3.53 m

Dining room 4.17 m X 4.17 m

Kitchen 3.76 m X 3.04 m

Library 2.93 m X 2.31 m

Sunroom 3.23 m X 2.17 m

Den 3.21 m X 3.15 m

Primary Bedroom 4.5 m X 3.47 m

Bedroom 2 3.47 m X 2.95 m

Bedroom 3 3.71 m X 3.11 m

Listing Presented By:



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RE/MAX Elite

<http://www.wattsells.ca/>



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