



**Edmonton 15 Garneau**  
**10939 80 AV NW**

**LP: \$997,000**

**SP:**



**ACTIVE**

**List ID #:** E4248952      **Type:** Detached Single Family  
**DOM:** 0      **Style:** 3 Storey  
**Rms Abv Gd:** 9      **Year Blt:** 2013  
**Bedrms:** **Above:** 4      **Ttl:** 6      **Basement:** Full  
**Baths:** 5 / 1      **Bsmt Dev:** Fully Finished  
**Total Flr (SF):** 3,015.86      **Total Flr (M):** 280.18

This thoughtfully designed 2013 build in Garneau has 4 bedrooms on 3 floors each with an ensuite plus there is a 2-bedroom LEGAL SUITE with a separate entrance. The main floor features a wonderful open plan with large windows and exposed beams. When life gets back to normal, your new home will be the perfect extended family gathering spot! The well planned kitchen has a large island which is open to the dining and living areas with a sunny south exposure looking out to the back yard. The main floor bedroom is located just off the front entrance so it would be ideal for a home office if that suits you. Up one level you'll find a large bonus room with a bedroom on either side, each with their own ensuite! The top floor owners' suite is your private oasis with space for a desk or yoga/treadmill area! Step downstairs and find the well appointed 2-bedroom suite with separate laundry. The double garage provides loads of storage space in the loft and there's RV parking adjacent! Walking distance of the U of A!

**Directions:**

**Virtual Tour:** <https://vimeo.com/546635193>

**Brochure:** <http://www.10939-80ave.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	Level	Mtr2	SqFt
<b>Full Baths:</b>	0	1	0	0	1	0	<b>Occupancy:</b> Tenant	<b>Main:</b>	109.58	1,179.52
<b>Ensuite</b>		0	2	2	0	0		<b>Upper:</b>	170.60	1,836.34
<b>Add Rms:</b>	0	<b>Finished Lvl:</b> 4					<b>Garage Dim:</b>	<b>AbGd:</b>		
<b>Fpl:</b>	Yes	<b>Fpl Fuel:</b> Gas					<b>Elem Schl:</b> Garneau	<b>Lowr:</b>		
<b>Fpl Type:</b>	Heatilator/Fan						<b>Jr High Schl:</b> McKernan	<b>BIGd:</b>	92.53	995.99
<b>Parking:</b>	Double Garage Detached, Rear Drive Access, RV Parking, See Remarks						<b>High Schl:</b> Strathcona	<b>Total A.G.</b>	280.18	3,015.86

<b>Living Rm:</b>	5.49x4.57	M	<b>Master Bdrm:</b>	4.27x4.27	A	<b>Second Living Room</b>	4.8x3.35	B
<b>Dining Rm:</b>	3.66x3.05	M	<b>Bedrm 2:</b>	4.88x3.96	U	<b>Second Kitchen</b>	3.51x3.51	B
<b>Kitchen:</b>	5.18x3.51	M	<b>Bedrm 3:</b>	5.33x4.57	U	<b>Bedroom</b>	3.66 x 3.2	M
<b>Family Rm:</b>			<b>Bedrm 4:</b>	3.35x3.35	B			
<b>Den:</b>			<b>Bedroom</b>	3.66x3.35	B			
<b>Bonus Rm</b>		U	<b>Laundry Room</b>	2.44x1.68	U			

**Flooring:** Carpet, Ceramic Tile, Hardwood      **Foundation:** Concrete  
**Construct:** Wood Frame      **Heat Type:** Forced Air-1  
**Roof:** Asphalt Shingles      **Heat Fuel:**  
**Exterior:** Metal, Stucco      **Remodel:**  
**Site Infl:** Back Lane, Fenced, Schools, Shopping Nearby, See Remarks      **Amen/Features:** Deck, No Animal Home, No Smoking Home, R.V. Storage, See Remarks

**Goods Incl:** Refrigerator, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Washers-Two, Dishwasher-Two      **Restrict:** None Known

**Warranty:**      **Goods Excl:**  
**Front Expos:** North      **Condo/HOA:**      **Condo:**      **HOA:**  
**Prop Class:** Single Family  
**Condo Name:**  
**Prk Encl/TTL:** 2 / 3 /

**Lot Sq (M):**      **Lot Dimen:**  
**Frontage (M):**      **Lot Shape:** Rectangular  
**Depth (M):**      **Zoning:**  
**Conform:** Real Property      /Yr: 2021      **Front Expos:** North  
**Taxes:** \$10,663.93Tax Yr: 2020      **Local Improv:**      /Yr: