



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

**LP: \$948,000**

**SP:**



**ACTIVE**

**List ID #:** E4293580  
**DOM:** 0  
**Rms Abv Gd:** 9  
**Bedrms:** Above: 4 Ttl: 6  
**Baths:** 5 / 1  
**Total Flr (SF):** 3,015.86

**Type:** Detached Single Family  
**Style:** 2 Storey  
**Year Blt:** 2013  
**Basement:** Full  
**Bsmt Dev:** See Remarks  
**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 & exposed beams. Your new home will be everyone's favourite gathering spot in every season! The well planned kitchen has a large island which is open to the dining & 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 UofA and convenient to downtown!

**Directions:**

**Virtual Tour:** <https://vimeo.com/708887752>

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

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	IMMEDIATE	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> 6.46 x 6.77 m		<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>Primary Bdrm:</b>	4.27x4.27	U	<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>	3.35x3.35	B
<b>Family Rm:</b>			<b>Bedrm 4:</b>	3.66x3.2	M			
<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  
**Construct:** Wood Frame  
**Roof:** Asphalt Shingles  
**Exterior:** Metal, Stucco  
**Site Infl:** Back Lane, Fenced, Schools, Shopping Nearby, See Remarks

**Foundation:** Concrete  
**Heat Type:** Forced Air-2  
**Heat Fuel:**  
**Remodel:**  
**Amen/Features:** Deck, No Animal Home, No Smoking Home, R.V. Storage, See Remarks

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

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

**Goods Excl:**  
**Condo/HOA:** **Condo:** **HOA:**

<b>Lot Sq (M):</b>		<b>Lot Dimen:</b>	
<b>Frontage (M):</b> 10.10		<b>Lot Shape:</b> Rectangular	
<b>Depth (M):</b> 40.20		<b>Zoning:</b>	
<b>Conform:</b> Real Property /Yr: 2021		<b>Front Expos:</b> North	
<b>Taxes:</b> \$10,457.00Tax Yr: 2021		<b>Local Improv:</b> /Yr:	