



Edmonton **15 Garneau** **LP: \$325,000**
10804 83 AV NW **SP:** M
ACTIVE

List ID #: E4330726 **Type:** Townhouse
DOM: 0 **Style:** 3 Storey
Rms Abv Gd: 4 **Year Blt:** 2012
Bedrms: **Above:** 1 **Ttl:** 1 **Basement:** None
Baths: 2 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 1,005.14 **Total Flr (M):** 93.38

Enjoy a premium Garneau location near the river valley, the University of Alberta, the University Hospital, schools, shopping, public transit, recreation center, golf course and bike paths in this gorgeous pet-friendly 3-storey townhome. It's even walking distance to the Legislature and downtown Edmonton! This home is truly turnkey, ready for you to make it your own! With its beautiful chef's kitchen, large dining area and spacious patio it's idea for entertaining in any season! Step up one level and you'll find an inviting living/family room with Juliette balcony and 3 piece bath/laundry room. This space could also be used as a second bedroom and would work well thanks to the adjacent bathroom. It's a great home for two to share! The entire top floor is the private owner's suite. In addition to a well appointed 4-piece ensuite and walk-in closet, you'll appreciate the large private balcony where you can enjoy a west-facing view of the tree-lined neighbourhood below. Two titled parking stalls included!

Directions:

Virtual Tour: URL-Virtual Tour **Brochure:** URL-Brochure

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	Level	Mtr2	SqFt	
Full Baths:	4	3					Occupancy: Tenant	Main:	31.49	338.96	
Ensuite							Garage Dim:	Upper:	27.71	298.27	
Add Rms:	0	Finished Lvl: 3					Elem Schl: Garneau (K-6)	AbGd:	34.18	367.91	
Fpl:		Fpl Fuel:					Jr High Schl: McKernan (7-9)	Lowr:			
Fpl Type:							Jr High Schl: Strathcona (10-12)	BIGd:			
Parking:	Heated, Parkade, Underground							High Schl:	Total A.G.	93.38	1,005.14

Living Rm:	4.00x3.80	A	Primary Bdrm:	5.08x3.79	U
Dining Rm:	3.95x3.86	M	Bedrm 2:		
Kitchen:	3.95x2.83	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:					
Bonus Rm					

Flooring: Carpet, Ceramic Tile, Hardwood **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-1
Roof: **Heat Fuel:**
Exterior: Fiber Cement Siding, Stucco **Remodel:**
Site Infl: Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks **Amen/Features:** Air Conditioner, Laundry-In-Suite, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Storage-In-Suite, See Remarks

Goods Incl: Air Conditioning-Central, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrict:** None Known

Warranty: **Goods Excl:**
Front Expos: West **Condo/HOA:** **Condo:** \$602.84 **HOA:**
Prop Class: Condo Exterior Maintenance, Heat, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Water/Sewer
Condo Name: Cornerstone at Garneau
Prk Encl/TTL: 2 / 2 / 1224154

Lot Sq (M):	82.36	Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	West
Taxes:	\$3,041.28	Local Improv:	/Yr:
	Tax Yr: 2022		