Prime Investment Opportunity in University – Garneau!!

10941-81st Ave. NW
Edmonton, Alberta
$995,000

MaxWell POLARIS

*** TO VIEW MY VIRTUAL TOUR VIDEO & 3-D MATTERPORT: KellyGrant.ca!**

* Premium University-Garneau location only 1 block to Whyte Avenue and within walking distance to 109th Street; transit; LRT; University of Alberta; and Prof. Services / Grocery / Retail / Bank / Restaurant / Pharmacy / Auto!

* Nice 1994-built 2-storey in Garneau Features Three Distinct Levels:

- Three Kitchens (two newer built); Three Laundry Areas; Three Living Rooms
- Very Good Condition Main Level:
  - 2 BDRM, 2 Full Bath, Solarium, Dining Room
- Good Condition Upper Level:
  - 3 BDRM, 2 Full Bath
  - En Suite Jacuzzi and Walk-in Closet
- Good Condition Basement:
  - 2 BDRM + Den, 1 Full Bath, Utility Room
- Other Features:
  - Upgraded Insulation
  - 2 Newer Furnaces (Separately Zoned)
  - Good Quality Windows
  - Picket Fence
  - Oversized Double Attached Garage
  - Valuable Additional Parking Stalls x 4

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