



## Edmonton Alberta

\$1,085,000

ONE-OF-A-KIND THREE-STORY HOME WITH A LEGAL BASEMENT SUITE IN A PREMIER UNIVERSITY LOCATION, OFFERING DESIGN, INCOME POTENTIAL & UNMATCHED CONVENIENCE! This thoughtfully designed home features over 2200+ sqft above grade with high ceilings, luxury vinyl flooring, and quartz counters throughout. The main floor showcases an open-concept layout with spacious living, dining, and a modern kitchen perfect for entertaining. The second level offers bedrooms, ensuites, and a functional office space, while the top floor retreat includes a private bedroom complete with a mini fridge and dishwasher. The legal basement suite features a full kitchen, laundry, separate side entrance, and multiple bedrooms—ideal for rental income or extended family. Enjoy the landscaped yard, deck, and double detached garage. Unbeatable location across from the U of A, minutes to Whyte Ave and the river valley. (id:6769)

Bedroom 4 8'10" x 14'5"

Bedroom 5 10'4" x 9'11"

Second Kitchen 11'5" x 15'4"

Utility room 5'5" x 9'8"

Living room 12'6" x 17'6"

Dining room 9'11" x 15'6"

Kitchen 15'11" x 19'

Primary Bedroom 11'6" x 14'4"

Bedroom 2 11'3" x 13'4"

Bedroom 3 9'10" x 13'11"

Bonus Room 13'1" x 10'5"

Listing Presented By:



Originally Listed by:

Century 21 All Stars Realty Ltd

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