



## 12040 63 Street Edmonton AB

\$599,900

The perfect investment property or ideal for first-time home buyers looking for a serious mortgage helper! This thoughtfully designed home features a spacious upper suite with an open concept living area, a large kitchen boasting stainless steel appliances, ample cabinetry, and tons of storage. The main floor includes a bedroom with a full ensuite, a separate half bath for guests, and additional storage. Upstairs, find 3 generously sized bedrooms, each with their own private 3-piece ensuites, a laundry room, and a striking open-to-below entryway that adds a touch of elegance. The legal basement suite is completely separate, featuring 3 large bedrooms, a full bathroom, and a bright, open living space. With independent entries, separate laundry, and utilities, it's the perfect setup for generating rental income or providing a comfortable space for extended family. Located close to schools, parks, and amenities, this home is an exceptional opportunity for investors or those looking to offset their mortgage.

Listing Presented By:



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