



## 1452 36A Avenue Edmonton AB

\$679,000

6 BEDROOMS, 4 BATHROOMS, 3 SEPARATE LIVING SPACES all with KITCHENS, and a SEPARATE ENTRANCE! Step into luxury and spacious living with this exceptional bi-level home. The upper level boasts 3 bedrooms and 2 bathrooms, featuring modern amenities and stylish finishes throughout. Enjoy a well-appointed kitchen, inviting living spaces, and abundant natural light on the main floor. Adding to its allure, the basement is a hidden gem with two distinct suites. The first is a sleek bachelor pad, offering a contemporary living space with private amenities. The second is a spacious 2-bedroom, 1-bathroom suite, perfect for guests or additional living space. Designed for versatility, the basement suites have their own entrance, and both units have a kitchen and their own bathroom. Embrace the flexibility to use the lower level for personal use or consider the possibilities of creating separate living spaces for extended family or guests. New Furnace and Roof. Move in worry free!

Listing Presented By:



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