



## 3635 114 Avenue Edmonton AB

\$549,900

Nestled in the beautiful Beverly neighborhood, this charming two-storey, 3 bedroom home offers 1,598 square feet of comfortable living space. The kitchen features luxurious quartz countertops, adding both elegance and durability to the space. Thoughtfully designed, it includes a separate side entrance leading to a fully permitted basement suite with 1 bedroom, ideal for rental income or multi-generational living and ensuring privacy for both the upper and the basement suite occupants. A spacious double car garage provides ample parking and additional storage. For an additional charge, the builder offers the option to add a suite above the garage. This suite can serve as a private guest quarters, a home office, or a rental unit, enhancing the property's functionality and value. This additional space provides flexibility to meet various lifestyle needs.

Listing Presented By:



Originally Listed by:  
RE/MAX River City

pelleysells@gmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net