



## 4432 117 Street Edmonton AB

\$888,000

Welcome to Royal Gardens, a vibrant & family friendly community that offers a perfect blend of comfort & convenience. This highly sought after neighborhood boasts lush parks, top-rated schools, a variety of shopping, dining options, & easy access to public transportation making it an ideal place to call home. This property has undergone EXTENSIVE UPGRADES over the past 4-5 yrs, making it an exceptional find. It features a NEWLY BUILT LEGAL 2 bdrm GARAGE SUITE & a FULLY RENOVATED BUNGALOW with a LEGAL BSMT SUITE, offering fantastic rental potential or perfect set up for multi-generational living. The 749 sq ft garage suite offers stylish Espresso cabinetry, a peninsula island, quartz countertops, SS appl, AC & beautiful park views. The RENO'D Bungalow showcases 3 Bdrm's, a 4pc bath & vaulted ceilings with open beams all complemented with Espresso Cabinetry. The RENO'D Bsmt offers 2 bdrms 4pc bath & shared laundry. Additional upgrades include shingles, windows, furnaces & hwt's offering long term comfort

Listing Presented By:



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