



## 6322 27 Avenue Edmonton AB

\$559,888

Discover this stylish half-duplex full sized attached garage home in the new Mattson Community, featuring a LEGAL BASEMENT SUITE for immediate rental income potential! Step onto the front porch and into the foyer of this inviting home. The main floor open concept living area with a half bath, mud room, dining area and a stunning kitchen equipped with stone countertops, water line to the fridge, gas line to the stove, full height tile backsplash, and 42" cabinets. Upstairs, you'll find convenient stacked laundry, a 4pc main bath, two additional bedrooms, and a owner's suite with a walk-in closet and 4pc ensuite. The one-bedroom, one-bath LEGAL BASEMENT SUITE mirrors the main floor's high-end finishes and includes in-suite laundry. Currently under construction, with completion est. for January. Photos are from a previous build; legal suite images are not available. Don't miss this opportunity for modern living with added income potential! \$3,000 appliance allowance and front & back landscaping included.

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

fadi@edmrealtygroup.ca



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

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