



## 8719 149 Street Edmonton AB

\$584,900

Welcome to the sought-after Parkview community of Edmonton, Alberta! This stunning newly built infill 2-storey home offers the perfect blend of modern design, functionality, and investment potential with a legal basement suite. Here's what you can expect: one of Edmonton's most desirable neighborhoods known for its tree-lined streets, proximity to the river valley, and excellent schools. This home boasts excellent curb appeal with a fully landscaped yard, including lush greenery and well-maintained gardens. The property is fenced for privacy and security, ideal for families and pets. A spacious double garage provides ample parking and storage space. The highlight of this property is its legal basement suite, offering a separate living space complete with its own entrance, kitchen, living area, bedroom, and bathroom. Whether you're looking for a spacious family home with rental income potential or an investment property in a prime location, this home offers versatility and value.

Listing Presented By:



Originally Listed by:

The Foundry Real Estate Company Ltd

bruno@thefoundryrealestateco.com  
<http://www.thefoundryrealestateco.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)