



## Edmonton Alberta

\$599,000

Located in a sought after community steps from West Block & endless amenities - this fully finished duplex w/2nd Kitchen + 2 bedroom/2 bathroom LEGAL SUITE. Pristine condition w/landscaping, deck, AC, window coverings included. Step inside to a warm and inviting functional floorplan with large living area perfect for entertaining. Upgraded lighting & spotless engineered hardwood floors on the main level. Kitchen is fit for any chef with island and modern cabinetry. The many windows provide tonnes of natural light throughout. Main includes a convenient 2pc bath. Upstairs there's a primary bedroom w/tray ceiling, walk-in-closet, stunning ensuite, & 2 other good sized bedrooms. The large bonus room/flex room is great for an office! A 3 piece bath and laundry are also upstairs. The basement is fully finished with a 2nd kitchen, 2 bedrooms, 2 bathrooms, utility room and flex space - this layout could house MULTIPLE tenants. To top it off, built in speakers and a gas line on the rear deck are included. 10/10! (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

**RE/MAX ELITE**

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