



Edmonton Alberta

\$780,000

Exceptional 2022 infill offering contemporary design, quality craftsmanship, and a fully legal 2-bedroom basement suite in the desirable community of Allendale. The bright open-concept main floor features a spacious living room with a stunning tile-surround electric fireplace, seamlessly connected to the modern kitchen—perfect for entertaining. A versatile main floor bedroom or office and a full 4-piece bath provide added flexibility. Upstairs, the spacious primary retreat boasts a 5 pce. ensuite while two additional bedrooms, a full 4 pce. bathroom, and convenient upper-floor laundry. The legal basement suite offers excellent mortgage helper or investment potential. Outside, enjoy the low-maintenance landscaped yard, duradeck and double detached garage. Ideally located close to schools, parks, the University of Alberta, public transit, shopping, and all amenities. (id:6769)

Bedroom 4 3.2 m X 3.01 m

Bedroom 5 3.87 m X 3.02 m

Second Kitchen 3.53 m X 5.53 m

Utility room 1.82 m X 3.82 m

Living room 3.85 m X 4.53 m

Dining room 3.79 m X 2.79 m

Kitchen 3.94 m X 4.16 m

Bedroom 6 2.91 m X 3.58 m

Primary Bedroom 3.77 m X 4.01 m

Bedroom 2 3.87 m X 3.02 m

Bedroom 3 3.33 m X 2.94 m

Laundry room 1.65 m X 2.98 m

Listing Presented By:



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Royal Lepage Arteam Realty

<http://www.danabradley.ca/>



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