



## Edmonton Alberta

\$689,000

Welcome to Allendale in the U of A area -- a modern 2-storey newer half duplex with everything on your wish list, including A/C, a double detached garage and a LEGAL 2-bdrm basement suite. Set on a quiet, tree-lined street, this home features a smart, open-concept layout that maximizes space and style. Inside, you'll find upscale details like wide-plank engineered hardwood, quartz countertops, premium S/S appliances, and upstairs laundry for added convenience. The LAGEL basement with Side Entrance offers even more flexibility -- with kitchen, 2 bdrms, a full bath, and a living area, it's perfect for rental income to help offset your mortgage. Complete with 5 total bdrms, 3.5 baths, a landscaped yard, and a sunny rear deck, this property is move-in ready and ideally located near schools, the UofA, and public transit. Whether you're looking to live in, rent out, or both -- this is the opportunity you've been waiting for. (id:6769)

Bedroom 4 7'11" x 10'9"

Bedroom 5 8'11" x 14'11"

Living room 17'2" x 13'10"

Dining room 12'7" x 10'

Kitchen Measurements not available x 17 m

Primary Bedroom 12'4" x 14'2"

Bedroom 2 9'11" x 11'3"

Bedroom 3 8'7" x 14'10"

Listing Presented By:



Originally Listed by:  
Mozaic Realty Group



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net