



## Edmonton Alberta

\$799,900

PRIME LOCATION | 2 BEDROOM LEGAL BASEMENT SUITE! Fall in love with this one-of-a-kind gem in the heart of Westmount where timeless character meets modern living & income potential. Situated on a 50x140 lot, this beautifully updated 2 storey offers 2524 sqft of functional living space. Bright front sunroom w/vaulted ceilings fills the home w/natural light. Modern kitchen features endless cabinetry, stainless steel appliances & overlooks the inviting family rm anchored by a gas fireplace & large windows. Main floor den + 2pc bath complete the space. Upstairs offers 3 spacious bdrms including a stunning primary w/walk-in closet & updated ensuite with double sink, glass shower with timeless tile. Fully permitted 2 bdrm LEGAL bsmt suite w/separate kitchen, laundry & private living space. Ideal mortgage helper or investment. Enjoy the private yard w/deck, fruit trees & space to entertain. Double oversized detached garage. Quiet tree-lined street steps to trails, schools, 124 St & quick downtown access! (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

Family room Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**RE/MAX River City**

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