



Edmonton Alberta

\$659,700

GORGEOUS CURB APPEAL~3 BDRMS & A LEGAL SUITE FOR MORTGAGE HELPER -Sitting on a quiet tree lined street in one of Edmonton's most sought-after neighborhood of McKernan sits this gorgeous & modern half-duplex home. Just walking distance from the McKernan/Belgravia LRT station & close to the University & Whyte Ave, incl: NAIT, Grant MacEwan & Rogers Place etc. by taking LRT. Inside the home the finishes are modern and of the highest quality which extends into the legal bsmt suite. The flr plan offers 3 bdrms, kitchen, two bathrms and laundry on the second flr, & there is even a full bath on the main flr. There is a loft on the second flr. The legal suite offers sellers' the opportunity to offset the mortgage & with the University and downtown so close, the options available are even greater. Everything here is done, incl: the final grading, deck, sidewalk to the side entry & rear detached garage. Comes with AB New Home Warranty through Progressive & a real property report with compliance, so don't miss out! (id:6769)

Bedroom 4 3.47 m X 2.54 m

Second Kitchen 3.42 m X 3.82 m

Recreation room 2.89 m X 4.81 m

Utility room 1.49 m X 5 m

Living room 4.83 m X 7.46 m

Dining room 1.89 m X 3.54 m

Kitchen 2.95 m X 7.03 m

Primary Bedroom 3.65 m X 3.53 m

Bedroom 2 3.67 m X 2.54 m

Bedroom 3 4.85 m X 2.88 m

Listing Presented By:



Originally Listed by:
Professional Realty Group



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