



## Edmonton Alberta

\$694,800

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 a laundry on the second flr, And 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 rear detached garage. It comes with AB New Home Warranty through Progressive & a real property report with compliance, so don't miss out! (id:6769)

Bedroom 4 3.51 m X 2.5 m  
Second Kitchen 3.47 m X 3.5 m  
Recreation room 2.9 m X 5.22 m  
Living room 3.3 m X 4.96 m  
Dining room 4.85 m X 2.51 m

Kitchen 2.99 m X 7.01 m  
Primary Bedroom 3.65 m X 3.56 m  
Bedroom 2 4.86 m X 2.9 m  
Bedroom 3 3.66 m X 2.52 m

Listing Presented By:



Originally Listed by:  
Professional Realty Group

**RE/MAX ELITE**

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