



## Edmonton Alberta

\$500,000

Stunning Home with Legal Basement Suite on a Spacious Lot. This meticulously upgraded property offers the perfect blend of modern amenities and classic charm. Situated on a huge 654.65 sq meter lot, this gem boasts a legal basement suite and a double garag, ideal for families or savvy investors. Key Features (too many to list): Mechanical Upgrades: Enjoy peace of mind with all-new plumbing, electrical systems, drainage, waterlines, manifold, hot water tanks, furnaces, wiring, and panels. Utilities Separated: Each unit has its own utilities, ensuring convenience and privacy for both occupants. City Connection: A brand-new main sewage line connects directly to the city, enhancing efficiency and reliability. Solid Foundation: The concrete foundation wrap, sump pump, and weeping tile provide stability and protection against the elements. Close to NAIT and Grant MacEwan for a large rental pool or literally swim in the outdoor Oliver pool to cool off this summer. All the work is done for you. (id:6769)

Bedroom 3 3.33 m X 4.17 m

Bedroom 2 3.58 m X 2.71 m

Primary Bedroom 3.57 m X 3.76 m

Listing Presented By:



Originally Listed by:  
Keylo.ca



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