



Edmonton Alberta

\$595,000

Welcome to 11016 149 Street NW, a custom-built 2023 half duplex in desirable High Park featuring a fully legal basement suite and excellent income potential. Perfect for investors, multigenerational families, or buyers looking to live upstairs and rent the suite to offset their mortgage. The main floor offers a modern open-concept layout with hardwood floors, ceramic tile, and a stylish kitchen with quartz countertops, large island, and stainless steel appliances. Upstairs includes 3 spacious bedrooms, including a primary suite with a 5-piece ensuite, plus an additional full bath and convenient upper laundry. The fully finished legal basement suite features its own kitchen, bedroom, full bathroom, living area, and separate entrance, ideal for rental income or extended family living. Additional highlights include 9 ft ceilings, central A/C, tankless hot water, double detached garage, and quality finishes throughout. Barely used furniture and patio set are negotiable, making this a true turnkey opportunity (id:6769)

Bedroom 4 Measurements not available

Living room 5.42 m X 3.86 m

Dining room 4.51 m X 3.32 m

Kitchen 4.02 m X 3.44 m

Primary Bedroom 3.79 m X 3.04 m

Bedroom 2 3.44 m X 2.52 m

Bedroom 3 3.09 m X 2.5 m

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.