



## Edmonton Alberta

\$750,000

Two residences in one. This custom-built bungalow with two legal suites in McKernan is ideally located near the University of Alberta, Whyte Avenue, the LRT, schools, and shopping. The main floor offers nearly 1600 sqft of living space with 9' ceilings, 3 bedrooms, 2.5 bathrooms, a spacious open-concept kitchen, dining, and living area with a large island, plus main floor laundry. The self contained legal basement suite includes 3 bedrooms, 2 full bathrooms, separate laundry, its own high-efficiency furnace and hot water tank, and separately metered gas and electricity. Quality upgrades include triple-pane windows on the main floor, R62 roof insulation, Hardie board siding, upgraded plumbing and light fixtures, added sound insulation, and a full appliance package with 2 fridges, 2 stoves, 2 dishwashers, 2 washers, and 2 dryers. There are a total of 4 rear parking stalls. (id:6769)

Bedroom 4 3.72 m X 3.44 m

Second Kitchen 3.93 m X 2.56 m

Recreation room 5.82 m X 4.4 m

Bedroom 5 4.33 m X 3.79 m

Bedroom 6 3.82 m X 3.74 m

Living room 4.46 m X 4.33 m

Dining room 4.54 m X 2.54 m

Kitchen 4.54 m X 2.62 m

Primary Bedroom 4.78 m X 3.96 m

Bedroom 2 3.2 m X 2.83 m

Bedroom 3 3.77 m X 3.68 m

Laundry room 3.28 m X 2.57 m

Listing Presented By:



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