



## Edmonton Alberta

\$848,800

RARE FIND! 4 bedrooms on the 2nd floor of this lovely 2 storey with LEGAL SUITE! Walk just two blocks to 2 LRT stations and the University of Alberta Hospital and Campus! Quality built, this lovely home has hardwood on the main and upper floors, great square footage and a terrific floor plan! \$240,000 of upgrades since 2011 include high efficiency furnaces, air conditioner, hot water tank, stainless appliances in the kitchen, LEGAL 2 BEDROOM SUITE IN 2020 with SEPARATE ENTRANCE has rented for \$1,700 per month. Other upgrades are shingles on house and garage, new garage door, gas fireplace, landscaping and composite deck. 200 AMP Service. Picture perfect! (id:6769)

Recreation room 3.84 m X 3.82 m

Bedroom 5 4.91 m X 3.4 m

Bedroom 6 3.82 m X 3.61 m

Second Kitchen 3.23 m X 2.18 m

Living room 5.21 m X 3.99 m

Dining room 4.79 m X 3.98 m

Kitchen 3.36 m X 3.32 m

Family room 3.98 m X 3.77 m

Breakfast 2.6 m X 2.44 m

Laundry room 2.91 m X 2.57 m

Primary Bedroom 4.44 m X 3.37 m

Bedroom 2 3.82 m X 3.16 m

Bedroom 3 3.36 m X 3.23 m

Bedroom 4 3.36 m X 3.1 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

**RE/MAX ELITE**

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