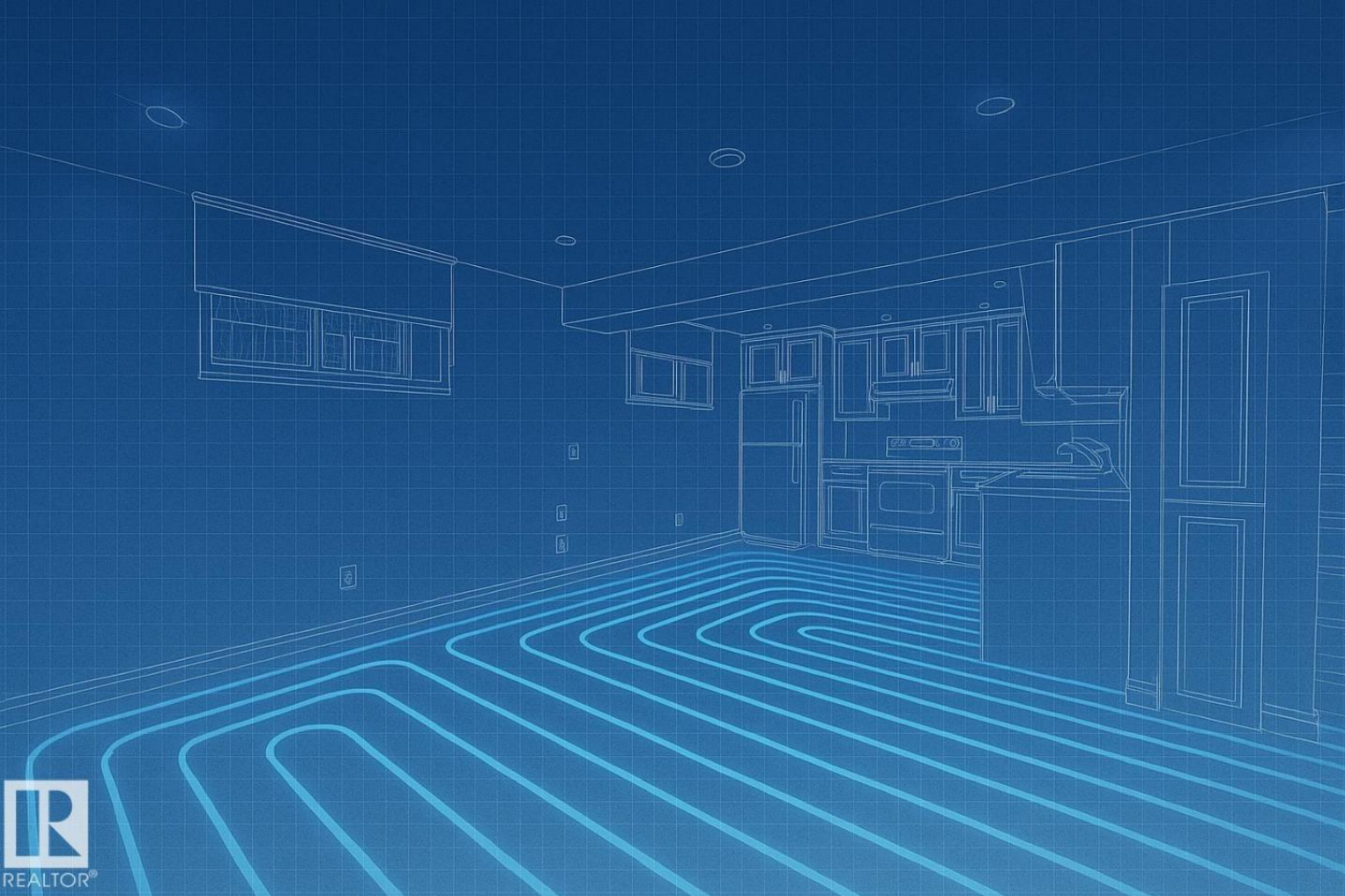




Edmonton Alberta

\$650,000

This home combines income potential, a heated oversized garage workshop, and a quality build rarely seen at this price point. *TWO BEDROOM LEGAL SUITE* with floor heating separate power & meter. This home is built with unmatched quality, exceptional construction, and modern efficiency. Featuring triple pane windows, steel siding, spray foam insulation, boiler water heat in floor. Enhanced structural integrity with 3 steel I-beams. The attic has 8" joist and plumbing/electrical already in place for future expansion. Modern upgrades include LED lighting, hardwired internet/TV, two air/air units with Separate zone thermostats, and an 80-gal hot water tank. The OVERSIZED 24' heated garage offers 220 power, welder plug, insulated 8' door, mezzanine, and workbench vice. Outdoors, enjoy hot/cold water taps, RV pad and RV sewer hook-up, fenced yard, and extra storage. Featuring a new roof, eavestroughs with leaf guards, triple pane windows. Over \$400k in renovations! (id:6769)

Bedroom 4 Measurements not available x 3.5 m

Bedroom 5 Measurements not available x 3.3 m

Second Kitchen Measurements not available x 3.4 m

Laundry room Measurements not available

Living room Measurements not available x 6.6 m

Dining room Measurements not available x 2.8 m

Kitchen Measurements not available x 4.7 m

Laundry room Measurements not available x 3.9 m

Primary Bedroom Measurements not available x 3.1 m

Bedroom 2 Measurements not available x 2.9 m

Bedroom 3 Measurements not available x 3.5 m

Listing Presented By:



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Century 21 Leading

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