



## Edmonton Alberta

\$598,888

Welcome to this BEAUTIFUL custom-built infill home in the community of Spruce Avenue! This immaculate property offers an open-concept floor plan, including a LEGAL 2-BEDROOM BASEMENT SUITE that can generate great rental income. As you enter, you'll be greeted by an abundance of natural light, highlighted by large windows that create a warm & inviting atmosphere. The main floor features a cozy living room w/ gas F/P, dining area, a chef-inspired kitchen equipped w/ custom cabinetry, a huge island, and high-end SS appliances, perfect for entertaining. Upstairs, you'll find a SPACIOUS primary bedroom w/ a large walk-in closet & a luxurious 4-piece ensuite w/ dual vanities. The upper level also offers two additional well-sized bedrooms, a full bath & a convenient laundry room. The fully finished basement is an added bonus, featuring 2 bedrooms, full kitchen, living room, full bath, and laundry hook-ups. Double detached garage and landscaping included. Located within walking distance to NAIT and Kingsway. (id:6769)

Bedroom 4 3.73 m X 2.95 m

Bedroom 5 3.42 m X 3.17 m

Recreation room 2.88 m X 2.99 m

Second Kitchen 3.58 m X 3.74 m

Utility room 3.04 m X 1.69 m

Living room 5.63 m X 5.18 m

Dining room 4.63 m X 3.95 m

Kitchen 4.42 m X 3.45 m

Primary Bedroom 5.03 m X 5.19 m

Bedroom 2 3.5 m X 3.6 m

Bedroom 3 3.36 m X 2.9 m

Listing Presented By:



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