



## Edmonton Alberta

\$624,900

Stunning, 4 year old, 3 Bdrm, 3 bath plus fantastic legal 1 Bedroom suite with thoughtful construction & design standards throughout. Your own Dream Home with 9' ceilings, stylish kitchen with upgraded cabinetry, appliances & quartz with waterfall edge and counter seating for 8! Open living room plan, neutral decor, linear fireplace and plank flooring, dining room, walk-in pantry, 2 pc bath and mudroom. A wide staircase leads to the oversized primary bdrm with window opening to the treelined street, a large W/I closet and fabulous Ensuite with glass enclosed, shower, freestanding tub and dual sink vanity. You won't find a better Legal Suite. Separate entrance, bright and spacious with tall ceilings, lovely kitchen, large bedroom and 3pc bath. The suite has been a S-T rental, with the possibility for the business to be passed on with furniture and set up assistance! Double garage, deck, fenced and landscaped. Quiet location backing onto a greenspace, dog park and minutes to trendy 124 street and Downtown. (id:6769)

Family room 4.93 m X 3.92 m

Bedroom 4 3.25 m X 2.96 m

Laundry room 1.56 m X 1.33 m

Second Kitchen 3.89 m X 3.28 m

Living room 5.14 m X 4.05 m

Dining room 3.57 m X 2.65 m

Kitchen 5.08 m X 3.57 m

Mud room 2.08 m X 1.77 m

Pantry 1.53 m X 1.36 m

Primary Bedroom 3.74 m X 4.28 m

Bedroom 2 3.17 m X 2.67 m

Bedroom 3 3.41 m X 2.84 m

Laundry room 1.49 m X 1.8 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.paranych.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)