



## Edmonton Alberta

\$374,999

This home comes with a LEGAL SUITE, offering an opportunity to generate income. You can choose to reside in the charming 3-bedroom upper suite or the cozy 1-bedroom lower suite, while renting out the other. Alternatively, you can opt to maximize your earnings by leasing both units for a robust cash flow. The builder's commitment to quality is evident, with substantial investments in upgrades that contribute to a more sustainable and energy-efficient home. These enhancements include R-24 insulated concrete form (ICF) basement walls, R-24 insulation, R-40 attic insulation, and energy-efficient LED lighting throughout, resulting in significant savings on monthly utility bills. The home's ingenious layout emphasizes complete independence, with separate entrances, laundry facilities, heating systems, water supplies, and electricity meters for each suite. As a bi-level property, both levels are flooded with an abundance of natural light, thanks to the expansive windows. (id:6769)

Bedroom 4 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

<http://lennyburt.ca/>

**RE/MAX ELITE**

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