



## Edmonton Alberta

\$459,999

Welcome to this beautifully designed 1,095 sq ft bi-level home featuring a fully legal basement suite—perfect for investors, multi-generational families, or those seeking rental income potential. Both the main floor and basement have separate laundry and utilities for optimal privacy and convenience. The main level offers a bright and spacious layout with 3 bedrooms and 2 full bathrooms, including a private 3-piece ensuite in the primary bedroom. The basement suite boasts 2 generous bedrooms, 2 full bathrooms (including another ensuite), and a similarly stylish, modern open-concept design filled with natural light thanks to large windows. Enjoy the added bonus of a powered shed/workshop in the backyard—ideal for hobbyists, storage, or extra workspace. With thoughtful finishes, separate entrances, and exceptional functionality throughout, this home is a standout opportunity. (id:6769)

Bedroom 4 3.4 m X 2.6 m

Second Kitchen 3.4 m X 2.4 m

Bedroom 5 3.1 m X 2.7 m

Living room 5 m X 13.5 m

Dining room 2.3 m X 2.1 m

Kitchen 3.1 m X 2.4 m

Primary Bedroom 3.3 m X 3 m

Bedroom 2 3.9 m X 2.9 m

Bedroom 3 3.3 m X 2.4 m

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

<http://www.robsellshomes.ca/>



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