



## Edmonton Alberta

\$589,000

Welcome to this beautiful, versatile home in award-winning WOODHAVEN in EDMONTON. Exceptionally located near a ravine, pond, and playground, this 2-story home with a fully legal 1-bedroom basement suite is perfect for investors or families seeking future flexibility. The main floor features a cozy fireplace, dining nook, and a waterfall quartz island in the kitchen with new SS appliances, Hunter Douglas blinds, and for an added bonus the main floor has never been lived in—it's like brand new!! With 3 bedrooms on the upper floor, including a spacious primary with ensuite and walk-in closet, plus a bonus room and upper floor laundry. The legal suite has a private side entrance—ideal for rental income or extended family. A large detached double garage adds even more value. Enjoy low-maintenance living with premium Selkirk Elite turf grass, a beautiful deck, and stunning landscaping. Close to schools, shopping, and the Henday—this is a smart, adaptable investment. (id:6769)

Bedroom 4 2.92 m X 4.19 m

Second Kitchen 2.74 m X 2.39 m

Recreation room 5.39 m X 3.84 m

Utility room 2.35 m X 3.94 m

Living room 4.21 m X 4.58 m

Dining room 4.45 m X 4.23 m

Kitchen 3.82 m X 3.99 m

Family room 3.46 m X 2.73 m

Primary Bedroom 4.15 m X 3.63 m

Bedroom 2 2.8 m X 3.35 m

Bedroom 3 3.04 m X 3.26 m

Listing Presented By:



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