



## Edmonton Alberta

\$584,900

NEW HOME OWNER ALERT! Welcome to this NEW 2024, built by Excel Homes 35 year builder, The Emerson half duplex with FULLY FINISHED AND RENTED BASEMENT LEGAL SUITE! Walk up to this DOUBLE front attached garage on one of the LARGEST duplex Lots in THE ORCHARDS! Upon entering you are greeted with 9 FT ceilings, LVP flooring, quartz counters in kitchen, SS appliances incl fridge, stove, dishwasher built-in & OTR microwave. The kitchen opens to the spacious nook and adjacent is the living room. 1/2 bath completes the main. Upstairs is carpeted with 3 BR incl LARGE Primary with full ensuite. Laundry room and full bath finish the 2nd floor. SEPARATE ENTRANCE (CONCRETE WALKWAY) to the LEGAL SUITE finished by the builder. 1 bedroom, full bath, full kitchen with SS appliances and stacked laundry. INCLUDES WINDOW COVERINGS! Property is GREEN BUILT. Help pay your mortgage with the FULLY FINISHED BASEMENT LEGAL SUITE rented @ \$1200/mth includes utilities. Close to all Amenities. DON'T DELAY! (id:6769)

Bedroom 4 12'8 x 9'5

Second Kitchen 12' x 14'

Living room 13' x 11'

Kitchen 15'11 x 14'11

Breakfast 8'1 x 12'1

Primary Bedroom 12'5 x 13'9

Bedroom 2 15' x 8'11

Bedroom 3 10'7 x 9'8

Listing Presented By:



Originally Listed by:  
Century 21 Signature Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net