



## Edmonton Alberta

\$539,900

Welcome to Delton, a rapidly evolving inner-city community in Edmonton. This beautifully designed 1,608 sqft home offers 6 bedrooms and 4 full bathrooms, including a rare main floor bedroom and full bath ideal for guests or multi-generational living. The upper level features 3 spacious bedrooms, including a primary suite with a 5-piece ensuite, plus a bonus room and another full bath. Fully finished with blinds, landscaping, fencing, deck, and stainless steel appliances. Enjoy upgraded lighting, 9 ft ceilings, vinyl plank and ceramic tile flooring, gas stove, and BBQ gas line. A 2-bedroom legal basement suite makes it perfect for investors or first-time buyers seeking mortgage support. Close to schools, NAIT, shopping at Londonderry Mall and Walmart, plus easy access to Yellow head Trail. Double detached garage move-in ready! (id:6769)

Den 8'7" x 11'7"

Bedroom 5'8'2" x 10'

Bedroom 6'8" x 10'

Second Kitchen 5'4" x 12'3"

Utility room 9'2" x 6'5"

Living room 12'8" x 11'7"

Dining room 13'5" x 6'8"

Kitchen 13'4" x 13'9"

Bedroom 2 8'9" x 9'3"

Mud room 8'7" x 11'7"

Primary Bedroom 13'8" x 11'9"

Bedroom 3 8'11" x 13'5"

Bedroom 4 9'3" x 9'11"

Listing Presented By:



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Initia Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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