



## Edmonton Alberta

\$575,000

INVESTOR ALERT - FULLY PERMITTED LEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE! 2024-built detached home in Calder offering exceptional income potential + modern living. Main floor features bright open-concept layout with living, dining & contemporary kitchen with quality finishes, mudroom & powder room. Upper level offers 3 bedrooms including primary suite with ensuite plus additional full bath. Fully developed LEGAL basement suite provides excellent mortgage helper or multi-generational living option. Property includes double detached garage, low-maintenance yard, and modern construction throughout. Located in mature NW community close to schools, transit, shopping, parks & major roadways with quick access to downtown. Excellent opportunity for investors or homeowners seeking turnkey income property in a growing area. (id:6769)

Bedroom 4 9'4" x 10'

Second Kitchen Measurements not available

Living room 15'11" x 17'

Dining room 11'9" x 9'

Kitchen 11'9" x 8'

Primary Bedroom 11'11" x 12'

Bedroom 2 10'6" x 11'

Bedroom 3 8'6" x 11'

Listing Presented By:



Originally Listed by:  
2% Realty Pro

<http://www.2percentrealtypro.com/>



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