



## Edmonton Alberta

\$525,000

TWO LEGAL SUITES IN ONE FULLY RENOVATED HOME! Bi-level with detached double garage (24Wx26L with two separate bays), separate entrances to each up/down unit, separate furnaces and shared laundry. This 1,143 sq ft (plus full basement) home features upgrades throughout including kitchens with stainless steel appliances, bathrooms, vinyl plank flooring, doors, shingles, R50 attic insulation, new triple pane windows and new 60-gallon water tank. MAIN SUITE: spacious living room w/ large west-facing windows, full kitchen w/ built-in dishwasher & dinette, 4-pc bathroom & 3 bedrooms. BASEMENT SUITE: living room, full kitchen w/ built-in dishwasher & dinette, 4-pc bathroom & 2 bedrooms. Large shared laundry room located in the basement. Outside: fully fenced yard w/ oversized gate for trailer storage, storage shed and large parking pad w/ back-alley access for extra vehicles. Water main pipe & exterior back flow valve have recently been replaced. Don't miss this rare opportunity! (id:6769)

Family room Measurements not available

Bedroom 4 3.96 m X 3.38 m

Bedroom 5 3.26 m X 2.75 m

Second Kitchen 3.9 m X 4 m

Laundry room 2.57 m X 4 m

Living room 6.41 m X 4.1 m

Kitchen 4.16 m X 4.06 m

Primary Bedroom 4.13 m X 4.1 m

Bedroom 2 3.34 m X 2.95 m

Bedroom 3 2.67 m X 2.95 m

Listing Presented By:



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Royal LePage Noralta Real Estate

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