

Edmonton Alberta

$569,000

Stunning two-story duplex with LEGAL SECONDARY SUITE in the mature, family-friendly community of Crawford Plains, close to schools, parks, shopping, and transit. Offering approx. 2,400 sq. ft. on 3 levels, this property features 5 bedrooms and 3.5 bathrooms--ideal for investors or multi-generational living. The main floor includes a bright living room with an electric fireplace, access to a sun deck, and a stylish European-inspired kitchen with quartz countertops, ample cabinetry, and a spacious dining area. Upstairs offers a primary bedroom with an ensuite and a walk-in closet, two additional bedrooms, a bonus room, a full bath, and a laundry with a sink. The legal basement suite with a separate entrance features 2 bedrooms, a kitchen, a living area, a full bath, and its own laundry, providing excellent rental income potential. Modern exterior with vinyl & smart board siding, double attached garage, and an impressive 8' front door with sidelights complete this fantastic opportunity. A Super 10! Hurry! (id:6769)

Bedroom 4 2.43 m X 2.74 m
Bedroom 5 2.43 m X 2.74 m
Second Kitchen 3 m X 2.44 m
Laundry room 0.91 m X 0.91 m
Living room 4.57 m X 4.88 m
Dining room 2.13 m X 3.35 m
Kitchen 2.89 m X 5.18 m
Primary Bedroom 4.22 m X 4.87 m
Bedroom 2 2.59 m X 3.96 m
Bedroom 3 2.59 m X 3.51 m
Bonus Room 3.05 m X 3.05 m
Laundry room 1.83 m X 1.83 m

Listing Presented By:



Originally Listed by:
MaxWell Polaris

http://www.simranjhand.com/

RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.