



## Edmonton Alberta

\$549,800

Beautiful 2-storey home with BRAND NEW LEGAL BASEMENT SUITE located steps from a RAVINE and GREENSPACE in a highly desirable neighborhood! Offering over 1,800 sq ft above grade, this spacious home features 4 bedrooms and 3 bathrooms in the main dwelling with a bright, functional layout and large windows that bring in plenty of natural light. The newly built LEGAL BASEMENT SUITE offers over 1,000 sq ft, 2 bedrooms, 1 bathroom, a FULL KITCHEN, and a completely SEPARATE ENTRANCE, perfect for rental income, extended family, multi-generational living or a mortgage helper. Major upgrades include NEW FURNACES (2023), NEW HOT WATER TANK (2023), and a NEW ROOF (2024) for peace of mind. Located close to schools, parks, trails, shopping, transit, and major routes, this property offers incredible flexibility as a family home with the bonus of an income-generating investment. A rare opportunity to own a move-in ready home with a legal suite in a fantastic location. (id:6769)

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 4 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty

<https://dustincsuhany.exp Realty.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.