



## Edmonton Alberta

\$625,000

A SMART INVESTMENT in one of Edmonton's most SOUGHT-AFTER communities. This house offers the PERFECT BLEND of MODERN DESIGN, strong rental appeal, and exceptional accessibility. Thoughtfully designed with TWO SELF-CONTAINED SUITES, this property features a spacious 3-bed, 2.5-bath upper suite paired with a bright, LEGAL 1-BEDROOM BASEMENT SUITE, creating an ideal setup for INVESTORS OR HOMEOWNERS ALIKE. The main level welcomes you with clean, MODERN FINISHES and an open, LIGHT-FILLED LAYOUT that flows from the CONTEMPORARY KITCHEN to the dining and living areas, an INVITING SPACE tenants will love to call home. Upstairs, the primary suite with ENSUITE is complemented by TWO ADDITIONAL BEDROOMS, a full bathroom and LAUNDRY, offering comfortable, functional living for families. The LEGAL SECONDARY SUITE is bright and thoughtfully designed, featuring its own kitchen, living space, bedroom, and bathroom, PERFECT FOR ATTRACTING LONG-TERM TENANTS working in one of the city's STRONGEST EMPLOYMENT HUBS. (id:6769)

Bedroom 4 3.04 m X 3.49 m

Second Kitchen 3.41 m X 2.9 m

Recreation room 4.06 m X 3.69 m

Utility room 4.65 m X 2.8 m

Living room 4.78 m X 6.9 m

Dining room 3.13 m X 2.88 m

Kitchen 2.83 m X 3.68 m

Primary Bedroom 4.34 m X 3.72 m

Bedroom 2 2.75 m X 3.8 m

Bedroom 3 4.13 m X 2.86 m

Laundry room 2.74 m X 1.63 m

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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