



## Edmonton Alberta

\$474,999

**\*\*\*ATTENTION INVESTORS & HOUSE HACKERS\*\*\* -> LEGAL 2-BEDROOM SUITE w/ SEPARATE ENTRANCE!**

This modern 5 bedroom 3 bathroom house has been FULLY RENOVATED with HIGH END FINISHES, New Roof, and Several other Recent updates! This beautiful home is located steps away from McLeod school & easily accessible to parks, shopping (Londonderry Mall & Manning Town Centre), Transit, & Anthony Henday Dr. The OPEN CONCEPT MAIN FLOOR is Finished w/ LUXURY VINYL PLANK. The Spacious living room shines brightly from the LARGE PICTURE WINDOW and c/w an ELECTRICAL FIREPLACE. KITCHEN features QUARTZ COUNTERS, ample cupboard space, STAINLESS STEEL ENERGY EFFICIENT APPLIANCES, and a BIG ISLAND. California knockdown ceilings throughout the property. Tile-surrounded bath tubs & quartz countertops in all bathrooms. The very attractive LEGAL 2-BEDROOM, 2-BATHROOM SUITE feats. w/ HIGH END FINISHES throughout. LARGE LOT with a FULLY FENCED BACKYARD. Double detached garage w/ driveway & lots of street parking! (id:6769)

Bedroom 4 2.78 m X 3.77 m

Bedroom 5 2.74 m X 3.21 m

Second Kitchen 2.85 m X 3.32 m

Living room 4 m X 4.57 m

Kitchen 4.55 m X 3.75 m

Primary Bedroom 3.08 m X 3.34 m

Bedroom 2 2.58 m X 2.93 m

Bedroom 3 3.08 m X 2.87 m

Listing Presented By:



Originally Listed by:  
Real Broker



**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.