



## Edmonton Alberta

\$575,999

Welcome to this stunning 2023-built home in the highly sought-after community of Mayfield, where modern living, income potential, and unbeatable location come together perfectly. Thoughtfully designed and exceptionally well-maintained, this rare single-family home offers a two-car detached garage, completed fencing and landscaping, and a fully LEGAL BASEMENT suite to support a mortgage. This home features 2 gas meters, a Jack & Jill washroom, central air conditioning, and a bright, modern layout showcasing quality finishes, functional living spaces, and contemporary design throughout. Located minutes from Downtown, West Edmonton Mall, River Valley, Coronation Park Sports & Recreation Center, schools, shopping, restaurants, parks, and major commuter routes, this property delivers both lifestyle and convenience in one of the city's most desirable mature neighborhoods. Whether you are a homeowner looking for modern comfort or an investor seeking strong income potential, this home checks all the boxes. (id:6769)

Living room 6.22 m X 3.59 m

Dining room 3 m X 3.23 m

Kitchen 3.45 m X 4.2 m

Primary Bedroom 4.3 m X 3.66 m

Bedroom 2 4.69 m X 3.19 m

Bedroom 3 3.21 m X 3.16 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



**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.