



Edmonton Alberta

\$599,000

ABSOLUTE MOVE-IN READY! This beautifully maintained 1600+ sqft A/C 2-storey home in SW Edmonton boasts a PERMITTED LEGAL BASEMENT SUITE--a great mortgage helper with previous rental income of ~\$1,200/mo! The fully furnished suite features 2 beds, a living room, full bathroom, independent laundry, & full kitchen w/dining area. BRAND NEW UPGRADES: New Roof (2026), new carpet throughout (2026), newer hot water tank (2025), newer dishwasher (2025), newer garage door (2024), & fresh professional paint--zero work required! Main floor offers a sun-drenched vaulted foyer, private den, spacious great room, & gourmet oak kitchen w/large island & corner pantry. Upstairs features 3 generous beds, including a master w/4pc ensuite (soaker tub). Step out to a raised deck & private manicured yard w/double attached garage. Non-smoking & no-pet home. UNBEATABLE LOCATION: Walking distance to parks, Esther Starkman (K-9) & Monsignor William Irwin Catholic Schools. Minutes to Lillian Osborne, Terwillegar Rec Centre, Costco. (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

Laundry room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
Mozaic Realty Group

<http://www.fanyangteam.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

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