



## Edmonton Alberta

**\$559,900**

Welcome to this exceptional 1,712 sq.ft. lane home with a fully finished 1 bedroom LEGAL BASEMENT SUITE. Offering outstanding flexibility for investors, extended families, or mortgage-helper buyers. There is even storage for each unit! Thoughtfully designed and well upgraded throughout, this home delivers both style and functionality. The main floor features 9' ceilings, a spacious great room and dining area, and a large upgraded kitchen complete with quartz countertops, full-height backsplash, chimney-style hood fan, and additional cabinetry for extra storage. Upstairs, you'll find three generously sized bedrooms, a convenient laundry room, and a huge bonus room, ideal for family living, work-from-home space, or entertainment. Completing the package is a double detached garage, fully insulated, drywalled, and equipped with a garage heater--perfect for Edmonton winters. An excellent opportunity for investors, multi-generational families, or buyers seeking strong rental potential in a well-designed home. (id:6769)

Bedroom 4 4.21 m X 3.27 m

Second Kitchen 2.25 m X 4.64 m

Living room 4.45 m X 4.77 m

Dining room 3.62 m X 2.76 m

Kitchen 4.3 m X 4.28 m

Primary Bedroom 3.61 m X 4.26 m

Bedroom 2 2.94 m X 3.31 m

Bedroom 3 2.68 m X 3.69 m

Bonus Room Measurements not available

Listing Presented By:



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Century 21 All Stars Realty Ltd

<https://www.flowstaterealty.ca/>

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