

# Edmonton Alberta

$799,000

Welcome to this beautifully maintained home in sought-after Allard, where quality craftsmanship and exceptional finishes shine throughout. Offering 1,693 sq. ft. above grade, the main floor features a spacious living room, dining area and impressive kitchen with high-end granite countertops, creating an ideal space for everyday living and entertaining. The private primary retreat includes a walk-in closet and ensuite, while a second bedroom and dedicated office provide added flexibility. The fully finished legal basement suite, with separate entrance and in-floor heating, offers excellent income potential and features a living area, kitchen, two bedrooms, bathroom and laundry. Newer appliances plus a newer washer and dryer add convenience. Ideally located close to parks, schools and amenities, this exceptional Allard property offers comfort, versatility and value. A fantastic opportunity to enjoy a thoughtfully designed home while generating additional income from the legal suite. (id:6769)

Family room 4.15 m X 3.78 m
Bedroom 3 4.18 m X 2.41 m
Bedroom 4 4.75 m X 4.27 m
Second Kitchen 3.75 m X 2.68 m
Laundry room Measurements not available
Living room 4.91 m X 3.96 m
Dining room 4.97 m X 2.44 m
Kitchen 3.87 m X 3.08 m
Den 4.18 m X 2.41 m
Primary Bedroom 5.03 m X 3.75 m
Bedroom 2 3.63 m X 3.47 m
Laundry room 2.07 m X 1.62 m

Listing Presented By:



Originally Listed by:
MaxWell Polaris


**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.