



## Edmonton Alberta

\$575,000

Welcome to this Legal Suited House in the heart of the Rosenthal Community. Park out back in the Double Car Garage or on the street and make your way inside. The upper suite has 2 levels. The main floor has a front and back entrance, open living room, dining room and kitchen with Island and lots of cabinets, and a 2-piece bathroom. Make your way upstairs and you will find a spacious primary bedroom with walk in closet and 4-piece ensuite, laundry room, 2 more bedrooms and another 4-piece bathroom. Access the LEGAL basement suite from the back. Once downstairs you will find an open living room, dining room, and kitchen with all the appliances, in-suite laundry, 1 bedroom and a 4-piece bathroom. Outside the basement suite you find the Utility room so you can access without bugging anyone. Great investment to rent out both suites, live in one and rent one or live in both! Close to Shopping, Schools, parks, new rec center coming soon, transit and so much more! (id:6769)

Bedroom 4 2.64 m X 2.99 m

Second Kitchen 2.85 m X 2.98 m

Laundry room 0.93 m X 1.07 m

Living room 4.13 m X 4.69 m

Dining room 3.04 m X 3.39 m

Kitchen 3.9 m X 4.1 m

Mud room 1.54 m X 1.72 m

Pantry 0.5 m X 1.84 m

Primary Bedroom 3.98 m X 3.89 m

Bedroom 2 2.87 m X 3.77 m

Bedroom 3 2.8 m X 3.77 m

Laundry room 1.21 m X 1.77 m

Listing Presented By:



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