



# Edmonton Alberta

\$609,900

MODERN FAMILY HOME + LEGAL SUITE in WEST EDMONTON! Welcome to this beautifully designed 2-STOREY offering STYLE, SPACE, AND INCOME POTENTIAL in a growing, family-friendly neighbourhood. The BRIGHT MAIN FLOOR features an OPEN-CONCEPT layout with a spacious living area, LARGE WINDOWS, and a CHEF-INSPIRED KITCHEN with generous cabinetry, PANTRY, and seamless flow to dining -- perfect for everyday living. QUARTZ COUNTERTOPS continue THROUGHOUT BOTH KITCHENS AND ALL BATH VANITIES, adding a cohesive, upscale finish. Upstairs you'll find 3 BEDROOMS including a PRIVATE PRIMARY RETREAT with WALK-IN CLOSET and ENSUITE, a versatile BONUS SPACE and convenient UPPER LAUNDRY. The LEGAL BASEMENT SUITE includes a FULLY SELF-CONTAINED layout with KITCHEN, LIVING AREA, BEDROOM, FULL BATH, AND SEPARATE LAUNDRY -- ideal for RENTAL INCOME or MULTI-GENERATIONAL LIVING. Enjoy a GOOD-SIZED BACKYARD and a location close to SCHOOLS, PARKS, TRAILS, and major routes. A SMART BUY for those wanting a MODERN HOME WITH BUILT-IN REVENUE. (id:6769)

Bedroom 4 2.7 m X 3.42 m  
 Second Kitchen 3.35 m X 2.05 m  
 Recreation room 4.23 m X 2.69 m  
 Utility room 5.31 m X 1.8 m  
 Living room 3.04 m X 4.36 m  
 Dining room 3.04 m X 2.63 m

Kitchen 3.23 m X 5.58 m  
 Family room 3.16 m X 3.63 m  
 Primary Bedroom 4.43 m X 3.88 m  
 Bedroom 2 3.73 m X 2.76 m  
 Bedroom 3 3.74 m X 2.74 m  
 Laundry room 2.76 m X 1.19 m

Listing Presented By:



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 Exp Realty



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