



## Edmonton Alberta

\$640,000

Welcome to this stunning 2021-built home in desirable Glenridding, offering ~2,550 sq ft of thoughtfully designed living space plus a fully finished legal basement suite. The bright, open-concept main floor features modern finishes, quartz countertops, stylish cabinetry, & large windows for abundant natural light. The spacious kitchen includes a large island and flows seamlessly into dining and living areas--perfect for entertaining. This home offers 4 generously sized bedrooms and 3 full bathrooms, ideal for families or multi-generational living. The upper level features a beautiful primary suite with walk-in closet and private ensuite, along with additional well-sized bedrooms. A key highlight is the legal basement suite, providing excellent rental income potential or mortgage support--perfect for investors or live-up/rent-down strategies. Located near parks, schools, shopping, & major routes, this property blends comfort, functionality, & strong investment potential. Easy get away via Anthony Henday (id:6769)

Family room 2.97 m X 2.92 m

Bedroom 4 3.15 m X 3.01 m

Second Kitchen 3.92 m X 3.15 m

Laundry room 6.55 m X 1.86 m

Living room 4.11 m X 2.58 m

Dining room 3.65 m X 1.82 m

Kitchen 2.7 m X 2.75 m

Den 2.83 m X 2.73 m

Pantry 2.18 m X 1.5 m

Mud room 2.7 m X 1.9 m

Primary Bedroom 4.11 m X 3.24 m

Bedroom 2 4.11 m X 3.62 m

Bedroom 3 3.03 m X 2.69 m

Bonus Room 4.15 m X 3.24 m

Laundry room 2.43 m X 2.08 m

Listing Presented By:



Originally Listed by:  
D Gees Realty Inc



**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.