



Edmonton Alberta

\$674,500

WALKOUT BASEMENT ~BACKING TO PARK ~LEGAL BSMT SUITE ~ CUL-DE-SAC ~BONUS ROOM~2250+ Sq. Feet- Located in the SW Community of Alard.Are you looking for a property where you can live & generate an income with a separate suite? Check! Are you looking for a home for a multi-generational family, with space for everyone? Entering in from your HEATED Dbl garage have EPOXY Flooring,Main floor features 9' ceilings, a large living room & a Gourmet kitchen with Hood fan,Multi-Functional GAS STOVE with Built in AIR FRYER & High End Appliances. Garburator in kitchen sink. AIR CONDITIONED Upper floor features BONUS ROOM a large Primary Bedroom complete with a ensuite bath & walk-in-closet. Bedroom Windows coverings are dual (light filter & Blackout) 2 Generous size bedrooms,2nd bathroom,laundry space.Enjoy your evenings on the back deck,overlooking a Park and walking trail.The massive backyard is landscaped,but a blank slate for you to design your Garden! 1 Bed Legal BSMT. House has water softener to sum. Don't Miss it! (id:6769)

Bedroom 4 10'1" x 14'6"

Second Kitchen Measurements not available

Living room 12'5" x 13'6"

Dining room 12'6" x 8'7"

Kitchen 15'0" x 12'2"

Primary Bedroom 13'3" x 13'8"

Bedroom 2 12'11" x 11'4"

Bedroom 3 11'8" x 11'4"

Bonus Room 13'8" x 18'6"

Listing Presented By:



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Initia Real Estate

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