



## Edmonton Alberta

\$559,900

INVESTOR ALERT! Opportunity knocks with this 2023-built 2-storey featuring a custom 1 bed legal suite in the established community of Kirkness. Just a stone throw from Manning Town Centre, Movati, Costco, schools, transit, and the Henday. This location is unbeatable for families or future tenants! The home is bright, welcoming, and move-in ready, starting with a generous foyer and flowing into open-concept living, dining, and a stylish kitchen with smart stainless steel appliances (yes, even an air-frying oven!). A 2-pc powder room and double garage sit conveniently off the entrance. Upstairs offers 3 bedrooms, upper laundry, and a dreamy primary retreat with walk-in closet and 5-pc ensuite. The backyard is spacious and ready for your touch. Downstairs, find yourself in the cozy legal suite. Perfect as a mortgage helper or multi-generational space. Enjoy the high-efficiency boiler system with separate smart thermostats for year-round comfort. Don't miss out on your chance to live while making a living! (id:6769)

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Laundry room Measurements not available

Living room 4.62 m X 4.26 m

Dining room 3.31 m X 2.56 m

Kitchen 4.01 m X 2.86 m

Primary Bedroom 3.9 m X 3.66 m

Bedroom 2 3.37 m X 2.87 m

Bedroom 3 3.79 m X 2.79 m

Laundry room 1.93 m X 1.04 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<https://www.clarepacker.com/>



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