



## Edmonton Alberta

\$725,000

**GARAGE SUITE!** Welcome to a uniquely amazing 2-storey that fronts green space and includes a rare one bedroom self contained 500sf Garage SUITE with balcony on top of the HEATED ATTACHED DOUBLE GARAGE. Use the one bedroom suite as a mortgage helper, investment, or retirement income! This home offers that highly sought-after open concept floor plan with an HUGE open island kitchen featuring upgraded Cabinets, tall and large windows allowing for a bright and airy living room flow! Completing the main level is rear DECK ideal for summer BBQing. In addition to the 3 bedrooms upstairs, you'll find upgraded carpets, beautiful tiled floors in the bathroom & a primary suite with huge walk-in closet with a window. Chappelle Gardens has beautiful green spaces, a skating rink, splash park and schools all with quick access to many of south Edmonton's amenities including Windermere shopping and entertainment. This is a unique property and a must see to be truly appreciated. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.themorrison-group.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)