



## Edmonton Alberta

\$699,800

Unique well functioning layout for multi-generational families or investment income offset. Turn key ready, complete with 2 bedroom legal suite. The Evolve model by Bedrock Homes offers a naturally lit, open floorplan w/nearly 3300sf of total living space on a 6324sf corner pie lot with parking for 6 vehicles. 3 living areas, 5 bedrooms, 4 bathrooms, 2 full kitchens, 2 sets of laundry & separate entrance. Great room highlights a modern feature wall w/linear gas fireplace & overlooking a spacious kitchen with plenty of storage & prep space. Dining nook provide direct access to deck for evening bbqs & landscaped yard. Upper level boasts a vaulted bonus room for family movie nights. Oversized primary bedrooms complete with 5pc ensuite & walk in closet. 2 additional bedrooms & 4pc bathroom for a growing family. Lower level separate entrance leads to a private 2 bedroom legal suite. Within catchment of 4 schools & steps to multiple ponds & parks including 10acre Creekwood Park. (some virtually staged rooms). (id:6769)

Family room 4.1 m X 4.39 m

Bedroom 4 3.38 m X 3.33 m

Second Kitchen 2.23 m X 3.83 m

Bedroom 5 3.43 m X 3.25 m

Living room 4.6 m X 5 m

Kitchen 3.66 m X 3.15 m

Breakfast 3.66 m X 3.2 m

Primary Bedroom 5.54 m X 4.56 m

Bedroom 2 3.4 m X 3.55 m

Bedroom 3 3.22 m X 3.66 m

Bonus Room 5.76 m X 5.32 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net