



## Edmonton Alberta

\$674,900

A rare opportunity for multi-family investors, in search of income generating offsets. Each home is built by Bedrock Homes with legal suites, catering to 2 families each or multi-generational/versatile living arrangements. Double attached garages + add'l double parking pad at back lane access. Approx 3300sf of total living space. 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 w/plenty of storage & prep space. Dining nook provides direct access to deck for evening bbqs & landscaped yard. Upper level features a bonus room for family movie nights. Oversized primary bedroom complete w/5pc ensuite & walk in closet. 2 additional bedrooms & 4pc bathroom for a large family. Lower level separate entrance leads to a private 2 bedroom legal suite. 2 homes available within steps to each other, catering for up to 4 families. Immediate possession available. \*staged photos\* (id:6769)

Family room 4.33 m X 4.27 m

Bedroom 4 3.44 m X 3.32 m

Bedroom 5 3.41 m X 3.29 m

Second Kitchen 3.69 m X 2.13 m

Living room 4.97 m X 4.57 m

Kitchen 3.87 m X 2.96 m

Breakfast 3.66 m X 3.23 m

Primary Bedroom 4.57 m X 4.27 m

Bedroom 2 3.6 m X 3.23 m

Bedroom 3 3.57 m X 3.35 m

Bonus Room 5.79 m X 4.75 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](mailto: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.