



## Edmonton Alberta

\$699,800

A rare opportunity for multi-family investors! Built by Bedrock Homes with legal suites, catering to 2 families each or multi-generational/versatile living arrangements. Double att'd garages +add'l double parking pad with 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 with linear gas fireplace & overlooking a spacious kitchen highlighting BRAND NEW REFINISHED CABINETS with 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 with 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. Very well maintained home. Immediate possession available. (\*some 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/>



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