



Edmonton Alberta

\$589,900

LEGAL BASEMENT SUITE, NO REAR NEIGHBOURS, LARGE LOT & WEST-FACING SUNSET VIEWS--this is the Edgemont home buyers wait for. Built in 2023, it offers the perfect blend of modern family living & INCOME POTENTIAL. Featuring 1,500+ sq. ft., 3+1 bedrooms, 4 bathrooms, CENTRAL AIR, & a double attached garage, the bright open-concept layout is designed for everyday living and entertaining. The island kitchen overlooks the fully landscaped, OVERSIZED fenced backyard & peaceful green space beyond, so you can enjoy the view while preparing meals. Upstairs you'll find spacious bedrooms, including a private primary suite, while the fully finished legal basement suite with separate entrance offers excellent flexibility for extended family or rental income. Located in desirable Edgemont with quick access to Anthony Henday, Yellowhead Trail, Costco, shopping, schools, parks, & restaurants, this move-in-ready home checks every box. (id:6769)

Bedroom 4 3.18 m X 2.82 m

Family room 4.25 m X 3.04 m

Second Kitchen 3.75 m X 1.98 m

Utility room 2.38 m X 4.2 m

Living room 4.46 m X 3.18 m

Dining room 3.75 m X 2.77 m

Kitchen 3.73 m X 3.41 m

Primary Bedroom 3.85 m X 4.7 m

Bedroom 2 2.95 m X 3.26 m

Bedroom 3 2.7 m X 3.36 m

Laundry room 2.72 m X 2.22 m

Listing Presented By:



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RE/MAX Real Estate

<http://www.jillwill.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

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