



## Edmonton Alberta

\$819,900

Three distinct living spaces. Three different lifestyles. One incredible opportunity. This Edgemont home offers a 1936 SF main residence, a 792 SF legal secondary suite, and a 520 SF garage suite, creating unmatched flexibility for today's families. Whether you're accommodating extended family, planning for multi-generational living, or offsetting your mortgage with rental income, this home adapts as your life evolves. The main home is thoughtfully designed with 3 bedrooms upstairs, 3 bathrooms, a main floor bedroom, and an open-to-above great room that fills the space with natural light. The kitchen anchors the home with premium custom cabinetry, quartz countertops, a gas cooktop rough-in, and durable LVP flooring throughout. A custom rear mudroom keeps busy family life organized and functional. Located in Edgemont, where tranquility meets urban access, this is a rare chance to secure space, flexibility, and long-term value in one of West Edmonton's most sought-after communities. (id:6769)

Bedroom 5 2.97 m X 2.72 m

Second Kitchen 3.05 m X 3.71 m

Family room 4.9 m X 4.37 m

Bedroom 6 3.51 m X 3.73 m

Additional bedroom 3.38 m X 2.74 m

Second Kitchen 2.87 m X 2.74 m

Living room 4.9 m X 4.27 m

Dining room 3.4 m X 3.96 m

Kitchen 3.66 m X 3.05 m

Bedroom 4 3.05 m X 2.9 m

Primary Bedroom 4.17 m X 3.96 m

Bedroom 2 3.89 m X 2.84 m

Bedroom 3 3.2 m X 2.84 m

Bonus Room 3.96 m X 3.96 m

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

<https://rickaujla.c21.ca/>

**Ahmad Sai**  
**RE/MAX RIVER CITY**

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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