



## Edmonton Alberta

\$539,900

LEGAL BASEMENT SUITE BACKING GREENSPACE. Welcome to this beautifully crafted half duplex in the vibrant community of Alces. Offering over 2350 square ft of finished living space across the main & upper levels, this home is thoughtfully designed to deliver both comfort & versatility. It feat. a double attached garage, a 150-amp electrical panel, & a legal suite, making it an excellent mortgage helper or ideal for multi-generational living. The open-concept main floor welcomes you with 9-ft ceilings & stylish vinyl flooring throughout. A bright, modern kitchen overlooks the spacious dining & living areas, creating an ideal space for everyday living, family gatherings, & entertaining. Upstairs, you'll find 3 generously sized bedrms, a bonus rm, upper-floor laundry, & 2.5 baths. The basement suite includes an additional bedrm & full bathrm, bringing the homes total to 4 bedrms & 4 bathrms. Currently renting for \$1,200 per month, the suite provides immediate income potential & long-term financial flexibility. (id:6769)

Bedroom 4 3.02 m X 2.71 m

Second Kitchen 5.29 m X 2.56 m

Living room 3.89 m X 3.27 m

Dining room 3.89 m X 2.5 m

Kitchen 4.23 m X 3.95 m

Primary Bedroom 3.79 m X 2.43 m

Bedroom 2 3.79 m X 2.43 m

Bedroom 3 3.66 m X 2.38 m

Bonus Room 4.11 m X 3.3 m

Laundry room 2.02 m X 1.81 m

Listing Presented By:



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Royal Lepage Arteam Realty

<http://experiencerealtygroup.com/>

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