



## Edmonton Alberta

\$489,900

GREAT LEGAL SUITE POTENTIAL! Discover this investor's dream in a stunning modern duplex with nearby trails and natural scenery. This 1,367 sq ft 3-bedroom, 2.5-bath home boasts a main floor open-concept layout with 9 ft. ceilings, luxury vinyl plank flooring, and a gourmet kitchen featuring a central island with quartz countertops, undermount sink, flush eating ledge, over-the-range microwave, full-height tiled backsplash, and soft-close doors and drawers. Upstairs, retreat to the expansive primary suite featuring a walk-in closet and a luxurious 4-piece ensuite that offers a spa-like atmosphere with double sinks. There are two additional bedrooms, a 3-piece bathroom, and a convenient laundry room. Additional features include a double car garage with a floor drain, a separate side entrance, large triple-pane windows, and a sliding patio door. In the basement, you will find rough-ins for a potential future legal suite, too! Maximize your rental yields with this high-quality, versatile property. (id:6769)

Kitchen 3.96 m X 4.24 m

Breakfast 2.93 m X 3.35 m

Great room 2.93 m X 3.41 m

Primary Bedroom 3.69 m X 3.87 m

Bedroom 2 2.9 m X 2.74 m

Bedroom 3 2.87 m X 2.8 m

Listing Presented By:



Originally Listed by:  
Exp Realty

<http://www.davidstjean.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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