



## Edmonton Alberta

\$859,900

Looking for a Income Helper Check out this newer 4 Bedroom 2-storey with a legal 1 bedroom Suite and a 1 bedroom garage suite. The 2-storey has 3 bedrooms upstairs and a 4th on the main floor. 2 full bathrooms upstairs and 1/2 bath on the main. Open plan with 9 foot ceilings beautiful kitchen with lots of high end cabinets, Corian countertops, Stainless Steel appliances and eat in island. Master suite features a walk in closet, and a 5 pce bathroom. Open family room upstairs. All suites have ensuite laundry, Vinyl Plank flooring, high end cabinets, Corian Countertops Stainless Steel Appliances with Microwave Hood fan and their own furnaces. Basement suite has 9 foot ceilings with lots of windows allowing lots of light. Double Garage with door openers. Fully fenced landscaped back yard. Potential income of \$5,390.00 with the tenant paying the utilities. Nicely situated in the quiet new neighbourhood of Griesbach which features lots of green space, lakes & ponds, close to all amenities (id:6769)

Second Kitchen 4.27 m X 2.98 m

Bedroom 5 4.03 m X 3.96 m

Storage 3.02 m X 1.06 m

Living room Measurements not available x 4.56 m

Dining room 5.17 m X 2.81 m

Kitchen 5.17 m X 2.95 m

Bedroom 4 3.24 m X 2.74 m

Family room 4.46 m X 3.98 m

Primary Bedroom 3.82 m X 3.85 m

Bedroom 2 3.04 m X 2.9 m

Bedroom 3 3.02 m X 2.85 m

Listing Presented By:



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