



## Edmonton Alberta

\$588,900

Welcome to this BEAUTIFULLY UPGRADED home in Kinglet Gardens featuring a LEGAL BASEMENT SUITE--for homeowners and investors alike! Built with a rare ICF FOUNDATION, this property offers SUPERIOR INSULATION, durability, and energy efficiency rarely seen in comparable homes. Certified ENERGY EFFICIENT by the City, it includes HRV systems for both upper and basement levels, plus a TANKLESS WATER HEATER for added comfort and savings. The main home showcases a bright, functional layout with stylish finishes throughout, and spacious living areas ideal for everyday living and entertaining--enhanced with PREMIUM ENGINEERED WATERPROOF HARDWOOD flooring. Upstairs offers generous bedrooms, including a primary retreat, along with a bonus/family space. The fully self-contained basement suite features a separate kitchen, living area, bedroom, and bath and an added second window for extra light. A rare opportunity combining MODERN DESIGN, ADVANCED BUILD QUALITY, and INCOME POTENTIAL in growing northwest Edmonton! (id:6769)

Bedroom 4 3.39 m X 2.47 m

Second Kitchen 3.51 m X 2.6 m

Recreation room 5.22 m X 4.27 m

Utility room 2.67 m X 5.33 m

Living room 4.39 m X 3.35 m

Dining room 4.39 m X 2.45 m

Kitchen 3.32 m X 3.96 m

Den 2.65 m X 2.79 m

Family room 3.89 m X 4.11 m

Primary Bedroom 4.55 m X 3.95 m

Bedroom 2 3.8 m X 2.83 m

Bedroom 3 3.82 m X 2.8 m

Listing Presented By:



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Exp Realty



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