



## Edmonton Alberta

\$639,900

This well-maintained home offers 3 bedrooms on the main floor plus a fully permitted 2-bedroom legal basement suite, making it an outstanding opportunity for homeowners, investors, or multi-generational families. The bright main level features beautiful hardwood flooring, fresh paint, a large main bathroom, and a functional layout filled with natural light. The legal suite, developed in 2010/2011, includes a modern IKEA kitchen and separate living space, creating excellent income potential. Additional upgrades include a high-efficiency furnace (2019), shingles (2015), upgraded electrical panel, and added insulation in the attic and basement walls for enhanced comfort and energy efficiency. A roughed-in third bathroom provides future development possibilities. Step outside to the west-facing backyard and enjoy stunning prairie sunsets in a private outdoor setting. Close to schools, U of A, Saville Sports Centre, Southgate Mall & Lendrum Shopping Centres. (id:6769)

Bedroom 4 3.8 m X 2.97 m

Bedroom 5 3.8 m X 2.76 m

Other 2.71 m X 2.24 m

Second Kitchen 4.47 m X 3.42 m

Recreation room 4.27 m X 3.48 m

Utility room 2.45 m X 2.03 m

Living room 5.94 m X 3.66 m

Dining room 3.09 m X 2.67 m

Kitchen 3.92 m X 3.26 m

Primary Bedroom 4.05 m X 3.35 m

Bedroom 2 3.8 m X 2.97 m

Bedroom 3 2.82 m X 2.75 m

Breakfast 3.06 m X 2.51 m

Listing Presented By:



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