



## Edmonton Alberta

\$619,900

Welcome to this beautiful, well-maintained home in the heart of Lendrum! This home offers 3 bedrooms on the main floor plus a 2-bedroom fully permitted LEGAL BASEMENT SUITE--an exceptional opportunity for homeowners, investors, or multi-generational families. The main level features pristine hardwood floors, fresh paint, a spacious main bath, and a sun-filled, functional layout. Developed in 2010/2011, the suite includes a modern IKEA kitchen, private living space, and offers excellent rental income potential. Major upgrades include a high-efficiency furnace (2019), shingles (2015), upgraded electrical panel, and added attic and basement insulation for year-round comfort and efficiency. A roughed-in third bathroom offers expansion possibilities. Relax in the private west-facing backyard with spectacular prairie sunsets. A 10-minute walk to the LRT, and just minutes from schools, the U of A, Saville Sports Centre, Southgate Mall, and Lendrum Shopping Centre. (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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