



## Edmonton Alberta

\$939,900

BUY GENERATIONAL WEALTH!!! 3 Units in 1 property. 2 STOREY HOME, LEGAL SUITE PLUS a GARAGE SUITE!!! Stainless Steel Appliances Included. Front and back Landscaping Included. Over 3,920 SF of Living Space. Home Buyers Mortgage Helper. Live in 1 Rent out the other 2 units OR Investors have 3 rental units. Main and 2nd floor 2,296 SF+ = 2 Primary Bedrooms; one on Main Floor; one on 2nd floor + ensuites + walk-in closets. BALCONY AND DECK overlooking the RAVINE! 2 additional bedrooms + den + Bonus Rm + mudroom + porch. Legal Basement Suite 977 SF 2 Large Bedrooms; Garage Suite 2 Bedroom is 647 SF. Either way this home offers enormous potential set in a picturesque private area across from Whitemud Creek Ravine/Environmental Reserve with pathways. High-end finishings in all the units with each unit has its own laundry. Walking distance to K-9 school. Shopping, recreation, transit plus easy access to all arterial roadways. Photos for Legal Suite from 6123. 6115 Legal & Garage Suites completion due early July. (id:6769)

Bedroom 5 12' x 11'8"

Second Kitchen 10'10" x 10'3"

Bedroom 6 10'0" x 11'10"

Office 9'0" x 8'9"

Living room 16'2" x 15'6"

Dining room 10'8" x 9'0"

Kitchen 11'6" x 9'0"

Den 12'1" x 8'

Bedroom 4 12'2" x 11'6"

Mud room 7'8" x 9'2"

Primary Bedroom 12' x 12'0"

Bedroom 2 11'0" x 11'8"

Bedroom 3 10'0" x 13'0"

Bonus Room 11'5" x 12'8"

Listing Presented By:



Originally Listed by:  
Century 21 Smart Realty



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