



## Edmonton Alberta

\$569,800

Modern home designed for flexibility and future potential! The main floor features an open-concept layout with generous living and dining areas, plus a thoughtfully designed kitchen with a built-in garbage bin for added convenience. Upstairs offers 3 comfortable bedrooms, ideal for growing families. The legal basement suite with separate entrance includes 1 bedroom with a walk-in closet, providing excellent rental income potential or space for extended family. Situated in a community approved for a future garage suite, this home offers incredible opportunity for added value and multi-generational living. A smart investment with functional spaces and room to grow! (id:6769)

Bedroom 4 3.89 m X 3.51 m

Second Kitchen 2.83 m X 2.69 m

Recreation room 3.9 m X 5.32 m

Utility room 3.77 m X 2.65 m

Living room 3.93 m X 4.53 m

Dining room 4.54 m X 3.82 m

Kitchen 4.54 m X 3.7 m

Primary Bedroom 3.94 m X 3.96 m

Bedroom 2 2.85 m X 4.23 m

Bedroom 3 2.86 m X 3.14 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<https://marycatindig.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.