



## Edmonton Alberta

\$859,999

Stunning modern infill in sought-after Holyrood! This 2-storey skinny home offers 3 bedrooms, 3 full bathrooms, and a fully finished basement with a 2-bedroom legal suite--ideal for rental income or extended family. The main floor features an open-concept layout with a sleek kitchen, large windows, and a flex bedroom/office. Upstairs includes a spacious primary suite with ensuite, plus two bedrooms and full bath. The legal basement suite has its own entrance, kitchen, laundry, and separate utilities. Located on a quiet street near schools, parks, the LRT, and minutes from Downtown. A perfect blend of style, space, and investment potential! (id:6769)

Bedroom 4 Measurements not available

Living room 4.17m x 4.54m

Dining room 4.78m x 3.10m

Kitchen 4.77m x 4.07m

Den 3.34m x 2.74m

Family room 4.92m x 3.14m

Primary Bedroom 3.91m x 4.52m

Bedroom 2 2.93m x 3.04m

Bedroom 3 3.35m x 4.24m

Listing Presented By:



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