



## Edmonton Alberta

\$799,000

Modern, bright, and built for real life in Holyrood. This stunning infill checks every box, style, space, and income potential. The open-concept main floor is filled with natural light and features a sleek designer kitchen, spacious living area, and a versatile bedroom or home office. Upstairs, you'll find a generous primary suite with a walk-in closet and ensuite, plus two additional bedrooms and another full bath. The fully finished 2 bedroom legal suite has its own entrance, kitchen, laundry, and utilities—perfect for extra income, guests, or extended family. With a detached double garage complete with EV charger, deck, and full landscaping this home is ready to just move in! Just minutes from downtown, schools, parks, and the LRT, this home brings together modern living and investment opportunity in one perfect package. (id:6769)

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Bedroom 5 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
KIC Realty

<http://www.lifebeyondthekeys.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.