



## Edmonton Alberta

\$669,900

Welcome to 819 176 St. Located in the beautiful community of Langdale in Windermere and perfectly situated within a close proximity of Schools, Parks, Shopping and easy access to the Anthony Henday. You do not want to miss out on this income producing, 2,400 Sqft two story with a 2 bedroom legal Basement Suite!! Prepare to be left speechless as you walk through the covered entryway to the main entrance. As you enter the main floor you are greeted with a ton of natural light from high ceilings and well thought out open concept kitchen and living room. This is a perfect space for entertaining with family and friends. On the main floor you will also find a 4 piece bathroom with tub/shower, large bedroom or office, storage room and walkthrough pantry. On the second level you will find a huge primary bedroom with 5 piece ensuite and double walk in closets. Large bonus room, laundry, a second 4 piece bathroom and two additional bedrooms. Completely separate utilities for the basement suite, nothing is shared!! (id:6769)

Bedroom 5 10'9" x 12'7"

Bedroom 6 9'11" x 12'7"

Second Kitchen 10' x 12'5"

Living room 10'8" x 13'1"

Dining room 14'5" x 11'1"

Kitchen 14'6" x 15'8"

Bedroom 4 10'2" x 9'6"

Storage 9'8" x 7'2"

Primary Bedroom 13'2" x 15'3"

Bedroom 2 9'4" x 13'

Bedroom 3 9'4" x 11'10"

Bonus Room 18'2" x 15'1"

Laundry room 6'7" x 6'10"

Listing Presented By:



Originally Listed by:  
RE/MAX River City

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave., Edmonton, AB,  
T5C 1R9

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