



## Edmonton Alberta

\$629,888

This 10/10 family home is perfect for multi-generations or investors looking for a good investment return/mortgage helper. With more than 2,342 sq ft in living space, this house has ALL the bells and whistles, such as HUGE LOT SIZE, 9' ceilings, quartz countertops, stainless appliances, 2 California closets, central A/C, HRV system, smart thermostat, custom blinds & blackout curtains, 5 mounted TVs, 10 yr Home Warranty, deluxe fencing & landscaping. The NEW 2-bedroom legal suite is packed with add-on upgrades, such as 1" quartz countertops, 9' ceilings, high-end tile work, luxury flooring, TRANE furnace, 200 AMP, and a walk-in closet. The outdoor living space has a gorgeous deck with privacy patio walls and a double detached garage with upgraded 9' height clearance. Located in a beautiful neighborhood with many great amenities nearby, such as schools, shopping, parks, golf, public transportation, and Lewis Farms Rec Centre. This move-in ready property offers incredible value, comfort, & income potential. (id:6769)

Bedroom 4 3.2 m X 2.74 m  
 Bedroom 5 2.81 m X 2.81 m  
 Second Kitchen 2.89 m X 3.24 m  
 Living room 4.17 m X 3.94 m  
 Dining room 2.88 m X 3.94 m

Kitchen 4.44 m X 2.8 m  
 Primary Bedroom 3.72 m X 3.07 m  
 Bedroom 2 2.84 m X 3.94 m  
 Bedroom 3 2.48 m X 2.81 m  
 Bonus Room 3.18 m X 2.56 m

Listing Presented By:



Originally Listed by:  
 RE/MAX Real Estate

<http://www.edmontonhomepros.ca/>



**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.