



## Edmonton Alberta

\$850,000

Enjoy an unbeatable location minutes from downtown, UofA, backing right on to the picturesque Mill Creek Ravine; this two-storey property is perfect for MULTITEN LIVING, or investors: boasting 2 suites each TWO SETS washer/dryer, 8 bedrooms, with 5.5 bathrooms total. Main suite includes 4 bedrooms, 3 full bathrooms, and an office, with a gourmet kitchen including a Wolf oven, induction cooktop with hood fan, high-end Miele dishwasher, and Sub-Zero refrigerator complemented by Thomasville soft-close cabinetry and granite countertops. The connected rear IN-LAW SUITE provides 4 additional bedrooms, 2.5 bathrooms, and a finished 1300 square foot basement, while the main unit has a partially finished 750 square foot basement. The property features a single heated attached garage in front, AND detached oversized THREE CAR GARAGE at the rear, and a large concrete parking pad secured by an electric gate. Recent updates include: new windows installed in March 2025 and flooring throughout. (id:6769)

Bedroom 4 11'10 x 14'6

Bedroom 5 15'6 x 9'10

Bedroom 6 17'11 x 10'9

Additional bedroom 12'11 x 10'11

Living room 12' x 22'3

Dining room 10'11 x 8'9

Kitchen 11'5 x 10'

Family room 15'1 x 18'9

Den 10'4' x 8'10

Office 16'1 x 13'5

Primary Bedroom 16'1x18'5

Bedroom 2 Measurements not available x 11 m

Bedroom 3 Measurements not available x 11 m

Bonus Room 10'8 x 9'7

Bedroom 10'8 x 9'7

Listing Presented By:



Originally Listed by:  
CIR Realty



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