



## Edmonton Alberta

\$559,900

A fantastic opportunity for investors or multi-generational families, this duplex features a LEGAL SUITE, a HUGE BACKYARD with 6 bedrooms and 4 baths in total! With 1,835 sq ft 4 beds and 3 baths above ground, the main floor offers a modern kitchen with island, stainless steel appliances, bright dining area, spacious living room, main floor bedroom, and a convenient 2-pc bath. Upstairs you will find 3 generously sized bedrooms including a large primary suite with walk-in closet and ensuite, along with a family room and an additional 4-pc bath. The legal basement suite adds flexibility with a kitchen, living room, 2 spacious bedrooms, full bathroom, and layout ideal for extended family or future income opportunities. Enjoy the outside deck and HUGE BACKYARD perfect for entertaining & kids, plus a convenient insulated double detached garage. Located near schools, parks, playgrounds, & shopping. This home offers outstanding value and versatility. Some photos are virtually staged. (id:6769)

Bedroom 4 2.78 m X 3.75 m

Bedroom 5 3.22 m X 3.75 m

Second Kitchen 1.59 m X 4.39 m

Recreation room 5.04 m X 6.54 m

Laundry room Measurements not available

Living room 5.14 m X 5.8 m

Dining room 3.72 m X 3.72 m

Kitchen 3.41 m X 4.56 m

Bedroom 6 3.81 m X 3.14 m

Family room 3.73 m X 2.98 m

Primary Bedroom 3.72 m X 4.27 m

Bedroom 2 3.17 m X 3.21 m

Bedroom 3 3.19 m X 3.18 m

Laundry room Measurements not available

Listing Presented By:



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