



## Edmonton Alberta

\$589,900

Opportunity meets modern comfort in this stylish 2020 duplex in the Orchards. With 6 bedrooms in total, including a fully legal 2-bedroom basement suite with separate entrance, this home offers incredible flexibility for families, investors, or multi-generational living. The main floor includes a rare bedroom and full bathroom, while downstairs the legal suite features its own kitchen, appliances, and separate furnace—making it a truly independent living space. Step outside to enjoy the fully fenced yard, sunny deck, and double detached garage. With two furnaces, double drywall and 9 foot ceilings on all 3 floors, this property is designed for convenience, comfort, and smart living. All of this in the ever-popular Orchards community, one of South Edmonton's most popular (based on sales this year) neighbourhoods. (id:6769)

|                                                 |                                                     |
|-------------------------------------------------|-----------------------------------------------------|
| Bedroom 5 4.33 m x Measurements not available   | Bedroom 4 Measurements not available                |
| Bedroom 6 3.6 m x Measurements not available    | Primary Bedroom 4.21 m x Measurements not available |
| Living room 3.76 m x Measurements not available | available                                           |
| Dining room 3.43 m x Measurements not available | Bedroom 2 3.49 m x Measurements not available       |
|                                                 | Bedroom 3 3.44 m x Measurements not available       |

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



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