



# Edmonton Alberta

\$599,900

Investor Delight! Welcome to this brand new Birmingham II offering 1713 SQFT + 719 sq.ft 2 bedroom legal basement suite by award winning builder Blackstone Homes in Woodhaven Edgemont with double detached garage, a perfect income generating property. Main floor offers a spacious great room with fireplace finished with feature wall, dining with beautiful coffered ceiling, a spacious den, perfect for work from home days/play room, beautiful kitchen offering up to the ceiling soft closing cabinets. The 2nd floor offers 3 large bedrooms, 2 baths, bonus room & laundry. Master bedroom is huge with beautiful en-suite & good size closet. The legal basement suite offers 2 bedrooms, kitchen, bathroom, laundry, full bathroom & seprate furnace. Other upgrades - 9' main/basement ceiling, MDF shelving, black electrical & plumbing fixtures, feature walls, upgraded quartz throughout, rear deck with metal railing, stainless steel appliances & New Home Warranty. Great location close to Anthony Henday/park/school/shopping. (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

Great room Measurements not available

Laundry room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Mud room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 Signature Realty

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
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.