



## Edmonton Alberta

\$395,000

LEGAL SUITE IN RITCHIE! Whether you're looking for a smart investment or a home with mortgage support, this charming bungalow with attic loft offers exceptional flexibility in one of Edmonton's most sought-after neighbourhoods. The bright, open-concept main floor features an updated kitchen flowing into the living and dining areas, two bedrooms, an updated full bath, and an attic loft space (ceilings are 5'1) perfect for extra storage or even a meditation nook. Downstairs, the legal one-bedroom basement suite, completed in 2011, has its own entrance, modern finishes, and shared laundry, making it ideal for tenants, extended family, or additional income. Set on a quiet, tree-lined street, the property also includes a fully fenced yard and oversized single detached garage. Updates include the legal suite (2011), furnace (2011), 100-amp electrical, vinyl windows, and shingles (2020). Just steps from local cafes, restaurants, Mill Creek Ravine, and Whyte Avenue. Welcome home! Some photos are virtually staged (id:6769)

Family room 2.88 m X 2.83 m

Bedroom 3 3.43 m X 3.05 m

Second Kitchen 2.77 m X 2.67 m

Living room 4.83 m X 3.66 m

Dining room Measurements not available

Kitchen 3.58 m X 3.66 m

Primary Bedroom 4.13 m X 2.26 m

Bedroom 2 4.14 m X 2.66 m

Loft 6.47 m X 0.94 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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



**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.