



Edmonton Alberta

\$874,900

RITCHIE INFILL + LEGAL 2-BEDROOM SUITE! This 2017-built 2-storey offers 2,223 SqFt above grade plus a fully finished LEGAL basement suite--5 bedrooms & 4 full bathrooms in total. Just one block from Mill Creek Ravine & steps to Ritchie Market, Campio & Neighbourhood amenities, with excellent access to Downtown & Whitemud Drive plus a strong school catchment. The open-concept main floor features a spacious kitchen with sit-up island & large pantry, flex/den space & full 4-piece bath. Upstairs: 3 generous bedrooms, 2nd-floor laundry, 5-piece main bath & large primary suite with walk-in closet & ensuite. The separate-entry LEGAL suite offers 2 bedrooms, full bath, kitchen, living area & dedicated laundry--ideal for investors, multi-generational living or an owner-occupier seeking additional income potential. Complete with LVP, tile & carpet, fenced/landscaped yard & a super cool double detached garage with overhead doors to both the rear lane & backyard. Excellent Ritchie opportunity! (id:6769)

Second Kitchen Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Laundry room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 2 Measurements not available

Primary Bedroom Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Laundry room Measurements not available

Listing Presented By:



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RE/MAX River City

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