



Edmonton Alberta

\$612,000

MODERN INFILL WITH LEGAL BASEMENT SUITE IN RITCHIE! In one of Edmonton's most sought-after neighbourhoods, this fully finished half duplex offers the perfect blend of lifestyle and flexibility. With 1,466 sqft plus a legal basement suite, this is an ideal opportunity for homeowners looking for mortgage support, multi-generational living, or an income-producing property in a prime central location. The main floor features a bright open-concept layout with generous living and dining spaces flowing into the island kitchen with stainless steel appliances and quartz countertops. Upstairs you'll find a spacious primary suite with ensuite and walk-in closet, two additional bedrooms, full bath, and convenient upper-floor laundry. The legal basement suite includes its own entrance, kitchen, living room, bedroom, full bath, and laundry. Double detached garage. Walk to local cafes, restaurants, parks, and Mill Creek Ravine, with quick access to Whyte Avenue, the University of Alberta, and downtown. Welcome home! (id:6769)

Family room 5.79 m X 2.91 m

Bedroom 4 4.23 m X 3.16 m

Second Kitchen 3.3 m X 2.72 m

Living room 5.33 m X 3.28 m

Dining room 3.77 m X 3.3 m

Kitchen 3.83 m X 3.65 m

Primary Bedroom 3.67 m X 4.04 m

Bedroom 2 3.56 m X 2.8 m

Bedroom 3 3.55 m X 2.41 m

Listing Presented By:



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RE/MAX Real Estate

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



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