



## Edmonton Alberta

\$810,000

CUSTOM centrally located home offers space, style, and income potential. Featuring 5 beds, 5 baths, plus a 1 bed/1 bath LEGAL suite, this property also boasts a TRIPLE detached garage and a truly luxurious main floor. Enjoy charming curb appeal with a welcoming front veranda, a flexible front living/flex room, and a main-floor bdrm with direct access to a full bath ideal for guests or multigenerational living. An open-concept layout showcases a bright great room with backyard views, a cozy family room with gas fireplace, and an exceptional kitchen complete with breakfast bar, pantry, quality appliances, granite counters, and maple cabinetry. Large windows, hardwood and tile flooring, and air conditioning add comfort throughout. Upstairs: 4 beds, laundry & spacious primary suite with a 5-piece ensuite featuring dual sinks, glass shower, and whirlpool tub. The fully developed bsmt includes a large family room with wet bar, 2-piece bath, in addition to the separate suite. \*No infill going on property to N\* (id:6769)

Recreation room 8.54 m X 5 m

Second Kitchen 3.01 m X 3.57 m

Living room 3.3 m X 3.77 m

Dining room 4.43 m X 3.24 m

Kitchen 4.43 m X 4.28 m

Family room 5.12 m X 4.99 m

Den 3.82 m X 3.19 m

Primary Bedroom 5.25 m X 4.25 m

Bedroom 2 4.59 m X 3.4 m

Bedroom 3 3.54 m X 3.68 m

Bedroom 4 3.4 m X 3.49 m

Laundry room 2.65 m X 1.79 m

Listing Presented By:



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RE/MAX River City

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



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