



Edmonton Alberta

\$650,000

Modern half duplex with a legal basement suite offering style, functionality and income potential in a convenient Edmonton location with easy access to downtown and transit. This well maintained home offers over 1700 sq ft above grade with hardwood flooring, glass railing details and a bright open layout. The kitchen features elevated white cabinetry, a huge island, ample storage and flows into the living room with an electric fireplace. Upstairs includes 3 bedrooms, upper laundry with sink and storage plus a spacious primary suite with vaulted ceilings, walk in closet and ensuite with glass shower and upgraded 12 inch shower head. The legal basement suite includes its own laundry, stainless steel appliances, quartz peninsula island, bedroom plus den and full bath, ideal for rental income or added flexibility. Enjoy central A C, extra soundproofing between levels, low maintenance landscaping, large deck, 8.5 ft privacy fence and a heated double detached garage with Nest controls. (id:6769)

Den 2.95 m X 2.02 m

Bedroom 4 2.97 m X 3.31 m

Second Kitchen 3.07 m X 2.52 m

Utility room 1.6 m X 4.6 m

Laundry room Measurements not available

Living room 4.92 m X 8.41 m

Dining room Measurements not available

Kitchen 4.08 m X 4.36 m

Primary Bedroom 4.24 m X 4.26 m

Bedroom 2 2.49 m X 4.31 m

Bedroom 3 2.81 m X 3.69 m

Laundry room 1.7 m X 2.55 m

Listing Presented By:



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Real Broker

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



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