



## Edmonton Alberta

\$475,000

A GLENWOOD OPPORTUNITY YOU DON'T WANT TO MISS! Nearly 3,000 sq ft of developed living space, this well-maintained bungalow offers a fully legal basement suite--perfect for generating income to help offset your mortgage or accommodating extended family. The bright main floor features a modern open-concept layout with an updated kitchen, granite countertops, breakfast nook, and spacious dining, living & family rooms. Three generous beds up, including a primary with 3 pce ensuite, plus a beautifully finished main bath with soaker tub. The fully developed basement includes a large rec room, two dens, a fourth bedroom, and the self-contained legal suite with its own kitchen, 4-piece bath, and in-suite laundry. Enjoy a landscaped, fully fenced yard with deck and HUGE parking pad for vehicles, including RV space. Major updates include roof, furnace, hot water tank, and deck. Ideally located just minutes to downtown, WEM, schools, daycare, and future LRT--live upstairs while your suite helps you pay the mortgage! (id:6769)

Den 3.42 m X 2.72 m

Bedroom 4 4.76 m X 4.09 m

Recreation room 8.9 m X 5.73 m

Utility room 2.4 m X 2.97 m

Second Kitchen 4.17 m X 2.66 m

Living room 4.25 m X 5.26 m

Dining room 3.41 m X 3.19 m

Kitchen 3.5 m X 2.63 m

Family room 5.61 m X 3.31 m

Primary Bedroom 3.66 m X 3.94 m

Bedroom 2 3.25 m X 2.88 m

Bedroom 3 3.17 m X 2.92 m

Breakfast 2.91 m X 2.65 m

Listing Presented By:



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RE/MAX Real Estate

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



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