



## Edmonton Alberta

\$1,198,000

Brand new infill in the beautiful and highly sought after community of Crestwood. Location is incredible, minutes from great shopping, restaurants and cafes. With over 2500 sqft of livable space, home features a 2 bdrm LEGAL BASEMENT SUITE and a 1 bdrm GARAGE SUITE, yes 3 separate units total. Luxury vinyl plank throughout the home, this home features 6 bdrms and 4.5 baths. Main floor open concept layout with a dream kitchen, family room with fireplace, office, mudroom with built-in cabinets and pantry with coffee bar. Upstairs offers 3 bdrms and 2 full baths. Primary bdrm features a large walk-in closet and a gorgeous en-suite with soaker tub, separate tiled shower and double sinks. The Legal Basement suite offers 2 bdrms, 4-piece bath, living room and full kitchen with eating bar. Garage suite with 1 bdrm and full bath. Heated Garage! The perfect property for any investor or for a buyer looking for not 1 but 2 mortgage helpers. Next door also for sale. (id:6769)

**Bedroom 6** Measurements not available

**Bedroom 4** 3.18 m X 3.32 m

**Bedroom 5** 3.75 m X 3.31 m

**Second Kitchen** 2.82 m X 2.72 m

**Living room** 4.54 m X 4.16 m

**Dining room** 2.83 m X 3.54 m

**Kitchen** 4.38 m X 4.85 m

**Den** 3.18 m X 3.18 m

**Mud room** Measurements not available

**Primary Bedroom** 4.85 m X 3.63 m

**Bedroom 2** 3.79 m X 3.03 m

**Bedroom 3** 3.32 m X 3.54 m

Listing Presented By:



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RE/MAX River City

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**RE/MAX River City**

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