



## 9955 222 Street Edmonton AB

\$575,000

Welcome to this unique property boasting 2 suites including a fully finished LEGAL SUITE that is also a WALK-OUT BASEMENT. Fantastic mortgage helper or revenue property. 3 year-old home in like-new condition. Main floor entrance has 9Ft ceilings w/ luxury vinyl plank flooring. Large windows & Very bright. Modern kitchen w/ quartz counters & gray cabinets. Stainless appliances. Eat-up counter great for entertaining. Walk-through pantry. Generous dining room w/ patio doors to east-facing deck. All window coverings incl. Upper level w/ a large bonus room - an ideal theatre space. Primary bedroom w/ walk-in closet & 4-pc bath-quartz counter. Upper laundry, 2 addtl bdrms & full bath. Quality soundproofing between suites. Lower suite w/ large bedroom & walk-in closet, 4 -pc bath & full kitchen w/ SS appliances & laundry. Walk-out to the yard, concrete patio, parking pad w/alley access. Landscaped. Double attached garage. Quiet street. Near schools, shopping, & major routes. Vacant possession available June 30.

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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