



## Edmonton Alberta

\$1,249,999

Welcome this beautifully designed home that seamlessly blends elegance, functionality & investment potential! Step inside to an Open-Concept Main Floor with soaring ceilings, large windows & premium hardwood flooring. The Gourmet Kitchen boasts high-end appliances, quartz countertops, custom cabinetry & a large island perfect for cooking & entertaining! The upper floor has 3 Generous Bedrooms including a Primary like a private retreat with a walk-in closet & a ensuite with a double vanity, glass shower & soaker tub. The best part is the Income-Producing Legal Suite! The fully permitted 2-bedroom basement suite has 9ft ceilings, a full kitchen, in-suite laundry & exquisite finishes that will satisfy even the most discerning renter. The Triple-Car Garage is A RARE FIND in infill homes! Enjoy the convenience of plenty of parking & storage space. Located in a prime location on a quiet tree-lined street, minutes from top-rated schools, the UofA, Whyte Ave, Southgate Mall, LRT & downtown. This Infill has it all (id:6769)

Bedroom 4 3.56 m X 4.75 m

Bedroom 5 3.47 m X 4.63 m

Second Kitchen 3.59 m X 2.91 m

Breakfast 3.59 m X 1.89 m

Laundry room 3.75 m X 2.8 m

Recreation room 5.18 m X 3.54 m

Living room 3.96 m X 4.19 m

Dining room 3.32 m X 2.86 m

Kitchen 4.01 m X 4.01 m

Family room 5.82 m X 6.19 m

Den 3.09 m X 3.72 m

Primary Bedroom 3.95 m X 6.14 m

Bedroom 2 3.25 m X 4.95 m

Bedroom 3 4.45 m X 3.89 m

Bonus Room 5.02 m X 4.9 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

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