



## Edmonton Alberta

\$779,988

FULLY FIN | CUSTOM BUILT| Stunning 5 BDRM, 3.5 Bath Home that combines modern luxury with timeless craftsmanship. Features 2-BDRM LEGAL SUITE with SEP-ENT. This property offers both versatility and excellent income potential. The open-concept layout is bright and airy, with large windows & soaring ceilings that flood the home with natural light. At the heart of the main floor, you'll find a gourmet kitchen complete with Gas Stove, Quartz Counters, ENERGY-STAR SS Appliances with Oversized Detach Garage. The living area is highlighted by an elegant electric fireplace, adding warmth and coziness to the space. On the 2nd level, you'll find a spacious master bdrm with ensuite, 2 additional generously sized bdrm, a 4-pc bath, and the convenience of upstairs laundry. The fully finished BSMT features 2 BDRM, a complete kitchen, full bath and 2nd laundry facilities, making it ideal for multi-generational living or a mortgage helper. Ideally located near the UofA, D/T, Schools, Parks & Transit etc. UNMISSABLE !!!!! (id:6769)

Bedroom 4 3.1 m X 3.05 m  
 Bedroom 5 2.97 m X 3.05 m  
 Recreation room 3.28 m X 3.22 m  
 Second Kitchen 3.28 m X 3.58 m  
 Laundry room Measurements not available  
 Utility room 1.45 m X 3.7 m  
 Living room 4.88 m X 7.07 m

Dining room 3.5 m X 3.94 m  
 Kitchen 3.5 m X 5.13 m  
 Primary Bedroom 3.61 m X 4.3 m  
 Bedroom 2 3.06 m X 3.95 m  
 Bedroom 3 3.27 m X 3.38 m  
 Laundry room Measurements not available

Listing Presented By:



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