



## Edmonton Alberta

\$625,000

**GARAGE SUITE!** Exceptional find in one of Edmonton's most desirable neighborhoods! Two independent residences sharing a single lot, perfect for extended families, rental income strategies, or hands-on property owners. The lot includes a classic 3 bedroom, 1.5 bathroom traditional house complemented by a 890 sq/ft premium 2 bedroom 2 bathroom garage suite (approx \$235k). This secondary unit showcases cathedral-style ceilings, generous windows, an expansive lounge, modern kitchen w/ Kitchen Craft cabinets & quartz surfaces, outdoor terrace, primary suite w/ private 3pc washroom and custom storage, upper-level laundry, plus a ground-floor bedroom w/ adjacent full bathroom. Climate-controlled parking bay included. The original dwelling provides sun-filled common areas, practical cooking space, powder room downstairs, and three sleeping quarters sharing a renovated four-piece bathroom upstairs. Recent High Eff furnace & newer sewer. Moments from McKernan Park, McKernan schools, retail, and LRT, & UofA Campus. (id:6769)

Living room 5.04 m X 5.03 m

Dining room 3.75 m X 3.14 m

Kitchen 4.1 m X 3.56 m

Bedroom 4 2.93 m X 2.52 m

Utility room 2.04 m X 1.05 m

Primary Bedroom 3.66 m X 3.35 m

Bedroom 2 3.32 m X 3.14 m

Bedroom 3 2.83 m X 2.58 m

Bedroom 5 3.56 m X 3 m

Second Kitchen 3.75 m X 3.04 m

Office 2.66 m X 2.24 m

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.proctorteam.com/>



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