



Edmonton Alberta

\$400,000

Discover this versatile bi-level home with a LEGAL BASEMENT SUITE. The main floor offers a bright living room, a functional kitchen with ample cabinetry, a dining area perfect for gatherings, a 4-piece bathroom, a primary bedroom, and two additional bedrooms. The fully finished legal basement with SEPARATE ENTRANCE features a spacious recreational room, two bedrooms, a second kitchen, a laundry area, utility room, and another 4-piece bathroom—ideal for extended family or an opportunity for RENTAL INCOME. House has substantial upgrades that include R-24 insulated concrete form (ICF) basement walls, R-24 insulation, R-40 attic insulation, and energy-efficient LED lighting throughout, resulting in significant savings on monthly utility bills and separate services for both upstairs and downstairs. Conveniently located close to schools, parks, public transit, and shopping. A great opportunity for homeowners or investors alike! *Some photos are virtually staged* (id:6769)

Bedroom 3 3.35m x 3.56m

Bedroom 4 3.82m x 2.99m

Utility room 3.96m x 2.32m

Second Kitchen 1.23m x 2.86m

Recreation room 3.21m x 6.33m

Living room 4.72m x 3.66m

Dining room 2.81m x 2.08m

Kitchen 2.69m x 2.45m

Primary Bedroom 3.14m x 3.74m

Bedroom 2 3.14m x 3.04m

Bedroom 5 3.76m x 3.16m

Listing Presented By:



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