



## Edmonton Alberta

\$579,000

**LEGAL BASEMENT SUITE**—This 5-bedroom home in desirable Alces subdivision has over 2,000 sq ft of living space! The 2-bedroom legal basement suite with separate entrance—is ideal for extended family or mortgage helper. Enjoy 9' ceilings on the main floor and 8' ceilings upstairs, creating an open, airy feel throughout. The bright, open-concept main level offers a seamless flow between kitchen, dining, and living areas. A beautiful 50 electric fireplace surrounded by tile in the Great room is a feature wall showcase that adds warmth and style. There are two high-efficiency furnaces to ensure your comfort year-round. This beautiful home is move-in-ready and includes all appliances, 2.5 bathrooms, and a detached 18x22 double garage. Enjoy peace of mind with durable 25-year asphalt shingles and low maintenance vinyl siding. The unfinished yard is waiting for your imagination to create your FOREVER HOME. You will find that this home is a perfect blend of space, functionality, and income potential! Welcome Home! (id:6769)

Living room 2.97 m X 3.66 m

Bedroom 4 3 m X 3.15 m

Bedroom 5 2.95 m X 2.64 m

Second Kitchen 2.44 m X 2.54 m

Dining room 2.95 m X 3.81 m

Kitchen 3.81 m X 2.48 m

Great room 5.44 m X 3.23 m

Primary Bedroom 3.4 m X 3.56 m

Bedroom 2 3.3 m X 2.48 m

Bedroom 3 2.95 m X 2.59 m

Bonus Room 2.95 m X 2.13 m

Listing Presented By:



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