



## 12040 63 Street Edmonton AB

\$599,900

Unlock incredible income potential with this ideal investment or the perfect mortgage helper, featuring 7 BEDROOMS and 5.5 BATHROOMS! Step into a beautifully designed main level with an open-concept living area, and a large kitchen featuring stainless steel appliances, ample cabinetry, and abundant storage. The main floor includes a primary bedroom with a luxurious ensuite, an additional half bath for guests, and extra storage. Upstairs, discover 3 spacious bedrooms, each with their OWN PRIVATE 3-PIECE ENSUITES, a convenient laundry room, and a stunning open-to-below entryway that exudes elegance. And the fully separate LEGAL BASEMENT SUITE? A show-stopper! Featuring 3 large bedrooms, a full bathroom, and a sunlit living space, this suite comes with its own entry, laundry, and utilities--a dream setup for serious rental income or comfortable family living. Ideally located near schools, parks, and amenities, this home is an exceptional opportunity to maximize cash flow or offset your mortgage!

Listing Presented By:



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