



## Edmonton Alberta

\$659,000

Welcome to this beautifully designed 2023-built infill home, offering over 2000 sq ft of bright and airy living space above grade, plus an 871 sq ft, 2 bedroom legal basement suite! The main floor includes a spacious bedroom and 3-piece bathroom, perfect for guests or multi-generational living. Large windows flood the home with natural light, highlighting the luxury vinyl plank flooring and modern color palette. The kitchen boasts two-tone cabinets, quartz countertops, stainless steel appliances, and all window coverings are included. Upstairs are 3 bedrooms, including a luxurious primary suite with a spa-like ensuite and walk-in closet. The legal basement suite features 2 bedrooms, 1 full bath, and a private entrance—ideal for rental income. Located in a prime neighborhood with a brand new double detached garage, this home offers easy access to downtown, NAIT, MacEwan University by vehicle or public transit. This is a perfect turnkey investment opportunity for a savvy investor! (id:6769)

Bedroom 5 3.8 m X 3.07 m

Bedroom 6 3.45 m X 3.3 m

Second Kitchen 1.55 m X 5.2 m

Recreation room 3.03 m X 5.1 m

Living room 4.98 m X 3.73 m

Dining room 4.98 m X 1.78 m

Kitchen 5.54 m X 2.66 m

Bedroom 4 3.53 m X 4.66 m

Primary Bedroom 3.36 m X 4.04 m

Bedroom 2 4.95 m X 3.93 m

Bedroom 3 3.22 m X 4.05 m

Listing Presented By:



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