



## Edmonton Alberta

\$675,000

INVESTOR & HOUSE-HACKER ALERT. This versatile property offers a fully self-contained garage suite + future basement suite potential, creating a strong mortgage helper or investment opportunity. The main home features a bright, open-concept layout ideal for everyday living & entertaining. The living room includes a cozy fireplace & flows into the dining area & statement kitchen w premium s/s appliances, including full-size standing fridge & freezer, gas cooktop, built-in oven, microwave & D/W. Navy cabinetry, quartz countertops, & a walk-in pantry complete the space. A convenient powder room & rear yard access lead to the low-maintenance composite deck & oversized double garage. Upstairs, the primary retreat includes a walk-in closet & 4-pc ensuite, + 2 additional bedrooms, bonus room, full 4-pc bath, & 2nd-floor laundry. The garage suite includes a 2nd kitchen, living area, bedroom, 4-pc bath, laundry, & Murphy bed. Separate side entrance allows future basement suite potential. Value & versatility. (id:6769)

Living room 13.7' x 14.2'

Dining room 14.6' x 11.9'

Kitchen 12.7' x 15'

Pantry Measurements not available x 4.4 m

Mud room 3.9' x 4.2'

Primary Bedroom 12.4' x 12.5'

Bedroom 2 9.2' x 12.2'

Bedroom 3 9.3' x 12.1'

Bonus Room 10.7' x 13'

Bedroom 5 11.3' x 10.1'

Laundry room 5.9' x 3'

Second Kitchen 7.6' x 13.9'

Listing Presented By:



Originally Listed by:  
Exp Realty

<https://www.masterfulmovesrealtygroup.com/>



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:  
[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.