



## Edmonton Alberta

\$625,000

Modern Living with Income Opportunity in The Orchards! Discover this stylish 2-storey home w/a legal garage suite, offering the perfect blend of space, functionality, & versatility. The chef-inspired kitchen is a showstopper, complete with a double fridge/freezer, built-in oven, gas cooktop, & stainless steel appliances, ideal for cooking enthusiasts & entertainers. The main floor's open-concept design is filled w natural light, while upstairs you'll find generously sized bedrooms & a primary retreat w a private ensuite. The unfinished basement is ready for your personal touch. Adding incredible value is the self-contained 1-bedroom legal suite above the garage, featuring its own entrance, full kitchen, living area, & laundry. Perfect for generating rental income, hosting extended family, or providing private guest accommodations. Set in the vibrant community of The Orchards, this home is steps from parks, schools, shopping, & major roadways, offering a turnkey lifestyle with built-in flexibility. (id:6769)

Bedroom 4 10.2' x 9.6'

Second Kitchen 7.7' x 14'

Laundry room 7.3' x 3'

Living room 13.8' x 14.2'

Dining room 14.7' x 12'

Kitchen 16.5' x 14.8'

Pantry 5.9' x 4.3'

Family room 10.8' x 12.9'

Primary Bedroom 12.4' x 12.5'

Bedroom 2 9.2' x 12.2'

Bedroom 3 9.3' x 12.1'

Listing Presented By:



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