



## Edmonton Alberta

\$500,000

Welcome to Edgemont, one of South-West Edmonton's most sought-after communities, known for its scenic trails, schools, & family-friendly vibe. This brand-new, never-lived-in 2-storey from Excel Homes offers full builder warranty, 4 bedrooms upstairs plus a 1-bedroom LEGAL SUITE in the basement, each with its own laundry & full set of appliances. Visit the REALTOR(R)'s website for more information. A fully move-in ready experience, the grass is in, appliances are installed, & a double garage completes the package. Ideal for first-time buyers who want a tenant to help with the mortgage or investors looking for strong ROI & lower vacancy risk with two rentable spaces. Near Anthony Henday Drive, this home offers fast-track access throughout Edmonton which is perfect for commuters or those with busy lifestyles. Turnkey, income-ready, & built for long-term value. If you're looking for a stepping stone to head up the property ladder, or for a 2 for 1 investment opportunity, then this home might be your home (id:6769)

Recreation room 6.04 m X 3.1 m

Bedroom 5 3.58 m X 3.07 m

Second Kitchen 2.89 m X 3.67 m

Living room 2.86 m X 3.28 m

Dining room 3.95 m X 2.73 m

Kitchen 5.21 m X 3.25 m

Bedroom 4 3.3 m X 3.19 m

Primary Bedroom 4.73 m X 3.1 m

Bedroom 2 3.63 m X 2.53 m

Bedroom 3 3.63 m X 2.55 m

Bonus Room 3.12 m X 3.88 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.hackandco.com/>

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