



## 6312 27 Avenue Edmonton AB

\$559,888

Welcome to the new South Mattson community! This half-duplex offers a modern living experience with an attached two-car garage and a fully built LEGAL SUITE. Intentionally designed with modern finishes, the main floor boasts 9' ceilings, a mudroom, pantry, and a convenient half bath. The kitchen has light wood 42" cabinets, water line to the fridge, gas line to the stove, \$3,000 towards appliances, and elegant quartz countertops throughout the home. Upstairs you'll find a laundry, a 4pc main bath, and three spacious bedrooms. The master suite has a spacious walk-in closet and a 4pc ensuite. The property includes a SIDE ENTRANCE leading to the legal suite, which mirrors the main house's finishes. This self-contained suite includes one bedroom, 4pc bath, and in-suite laundry offering immediate income potential. Under construction, photos and virtual tour of previous build. Tentative completion in January. Front and back landscape included.

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

fadi@edmrealtygroup.ca

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca