



## Edmonton Alberta

\$649,900

GORGEOUS CURB APPEAL~ A 2 BEDROOM LEGAL SUITE FOR MORTGAGE HELPER -Sitting on a quiet street in one of the Edmonton's MATURE & centrally located neighbourhood of Ottewell this gorgeous & modern half-duplex home. This half-duplex is built with keeping in mind the needs and demands for the current living, be it main floor office/den, full bathroom or a secondary suite. Main floor plan includes Gourmet kitchen with stainless steel appliances, cook-top gas stove, 3 door refrigerator with water dispenser, built-in bar counter etc. The second floor has 3 bedrooms 2 full bathrooms, kids play area and a laundry room. The basement has a two bedroom secondary suite. The house is finished with a modern railing and lots of upgrades. There is a double detached car garage on the rear and comes with final grade, AB New Home Warranty through Progressive & a real property report with compliance, so don't miss out! (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

Living room 4.84 m X 4.27 m

Dining room 4.84 m X 2.34 m

Kitchen 5.99 m X 5.41 m

Den 3.16 m X 3.23 m

Primary Bedroom 4.37 m X 3.49 m

Bedroom 2 3.03 m X 4.94 m

Bedroom 3 2.88 m X 4.93 m

Loft 3.22 m X 5.23 m

Listing Presented By:



Originally Listed by:  
Professional Realty Group

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca