



## Edmonton Alberta

\$624,900

Welcome to this exceptional home featuring a LEGAL TWO BEDROOM BASEMENT SUITE in Edgemont. Ideal for homeowners seeking a mortgage helper or investors looking for a lucrative income property, this residence offers a spacious main floor with a large kitchen adorned with granite countertops and a sizable island, perfect for hosting gatherings. Adjacent to the kitchen is a spacious family room with large windows overlooking the expansive backyard. The main floor is complete with a den, a 2-piece bathroom, and convenient laundry facilities. Upstairs, discover three generous bedrooms, two separate 4-piece bathrooms including an ensuite, and a spacious bonus room. The basement suite boasts separate laundry facilities, two large bedrooms, and a spacious living room, making it an attractive option for renters or extended family members. (id:6769)

Bedroom 4 8'8" x 8'11"

Bedroom 5 10'6" x 13'5"

Second Kitchen 5'11" x 13'9"

Living room 13'4" x 14'1"

Dining room 12' x 8'8"

Kitchen 11'7" x 12'5"

Den 11'2" x 12'6"

Primary Bedroom 12'9" x 14'3"

Bedroom 2 12' x 10'2"

Bedroom 3 11'11" x 10'1"

Bonus Room 12'8" x 15'8"

Listing Presented By:



Originally Listed by:  
Professional Realty Group

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca