



## Edmonton Alberta

\$819,900

Legal 2 bedroom basement suite sets this Bonnie Doon home apart, offering strong income potential in one of Edmonton's most desirable central neighbourhoods near the LRT, downtown, Whyte Ave and the river valley. This well built 2 storey features acrylic stucco, metal exterior and aggregate concrete for long term durability. The main suite offers hardwood floors, built in speakers and a designer kitchen with a waterfall island, granite countertops, stainless steel appliances and deep pantry storage. The living room includes a gas fireplace and opens to a large deck, plus a functional mudroom with storage. Upstairs you will find 3 bedrooms including a spacious primary suite with walk in closet and ensuite, along with a flex area ideal den and upper laundry. The legal suite includes 2 bedrooms, full bath, second kitchen, living area and electric fireplace. Complete with central A C, triple pane windows, Hunter Douglas blinds and low maintenance landscaping, this is a smart opportunity in a prime Edmonton. (id:6769)

Bedroom 4 2.92 m X 2.89 m

Bedroom 5 2.87 m X 4 m

Utility room 1.98 m X 4.02 m

Laundry room Measurements not available

Second Kitchen Measurements not available

Living room 5.39 m X 4.14 m

Dining room 4.34 m X 4.01 m

Kitchen 4.34 m X 6.48 m

Den Measurements not available

Primary Bedroom 4.2 m X 4.19 m

Bedroom 2 3.16 m X 3.3 m

Bedroom 3 3.16 m X 3.28 m

Laundry room Measurements not available

Listing Presented By:



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