



## Edmonton Alberta

\$1,189,000

Brand new infill in the beautiful and highly sought after community of Ritchie. Location is incredible, Just steps from Mill Creek Ravine and the Ritchie market. With over 2500 sqft of livable space, home features a 2 bdrm legal basement suite and a 1 bdrm garage suite, yes 3 separate units total. Luxury vinyl plank throughout the home, this home features 6 bdrms and 4.5 baths. Main floor open concept layout with a dream kitchen, family room with fireplace, office, mudroom with built-in cabinets and pantry with coffee bar. Upstairs offers 3 bdrms and 2 full baths. Primary bdrm features a large walk-in closet and a gorgeous en-suite with soaker tub, separate tiled shower and double sinks. The Legal Basement suite offers 2 bdrms, 4-piece bath, living room and full kitchen with eating bar. Garage suite with 1 bdrm and full bath. Heated Garage! The perfect property for any investor or for a buyer looking for not 1 but 2 mortgage helpers. next door also available with 3 more units making this MLI eligible. (id:6769)

Bedroom 6 Measurements not available

Bedroom 4 3.32 m X 3.18 m

Bedroom 5 3.75 m X 3.31 m

Second Kitchen 2.82 m X 2.72 m

Living room 4.54 m X 4.16 m

Dining room 2.38 m X 3.54 m

Kitchen 4.38 m X 4.85 m

Den 3.18 m X 3.18 m

Mud room Measurements not available

Primary Bedroom 4.85 m X 3.63 m

Bedroom 2 3.79 m X 3.03 m

Bedroom 3 3.32 m X 3.54 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)