



Edmonton Alberta

\$929,900

Custom-built modern infill steps from Edmonton's River Valley. Meticulously maintained and thoughtfully designed, this home features 9' ceilings on the main and basement levels, custom cabinetry throughout, triple-pane windows, central A/C, hardwired security cameras with no subscription and permanent Gemstone exterior lighting. The kitchen features a full KitchenAid Professional appliance package, 10' quartz island, walk-in pantry and extensive storage. A fully legal basement suite currently rented for \$1,500/month provides valuable rental income or flexible space for family and guests. Upstairs offers 3 spacious bedrooms, upper-floor laundry and a primary ensuite. The west-facing rooftop patio features a gas hookup, wet bar and 2-piece bath. Complete with a fully landscaped yard and heated oversized double garage with epoxy floors, this home offers an impressive combination of quality, functionality and income potential. (id:6769)

Bedroom 4 14.6' x 11.5'

Second Kitchen 9.1' x 14.8'

Utility room 4.6' x 12.7'

Living room 12' x 10'

Dining room 12' x 10'

Kitchen Measurements not available x 24.7 m

Den 15.9' x 17.5'

Primary Bedroom 16' x 13.4'

Bedroom 2 8.3' x 15.9'

Bedroom 3 9.3' x 11.8'

Listing Presented By:



Originally Listed by:
RE/MAX Elite

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



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.