



## Edmonton Alberta

\$639,900

Welcome to this exceptional home featuring two suites, including a fully finished legal walk-out basement suite. The bright main floor great room showcases 9-ft ceilings, luxury vinyl plank flooring, and large windows. The modern kitchen offers quartz countertops, stylish white cabinetry, stainless steel appliances, an eat-up island perfect for entertaining, and a convenient walk-through pantry. The spacious dining area opens onto an east-facing deck, ideal for morning sun. Upstairs features a generous bonus room, perfect for a home theatre or family space, a primary bedroom with walk-in closet and elegant 4-pc ensuite, plus two additional bedrooms, full bath, and upper laundry. The lower legal suite is well-designed with a large bright bedroom, 4-pc bath, full kitchen with stainless steel appliances, its own laundry, and walk-out access to the yard. Additional highlights include a double attached garage and a gravel parking pad in the back. Great location close to schools, shopping, and major routes. (id:6769)

Bedroom 4 2.78 m X 4.45 m

Second Kitchen 4.29 m X 4.15 m

Living room 3.35 m X 4.33 m

Dining room 3.07 m X 4.5 m

Kitchen 3.01 m X 3.07 m

Primary Bedroom 4.02 m X 5.21 m

Bedroom 2 3.18 m X 3.73 m

Bedroom 3 3.14 m X 3.41 m

Bonus Room 5.15 m X 3.52 m

Laundry room 2.34 m X 2.86 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<https://rreg.ca/>

**REMAX Elite**

**REMAX ELITE**

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

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto: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.