



## Edmonton Alberta

\$694,900

INVESTORS ALERT! Get ready to be impressed by this LEGALLY SUITED HALF DUPLEX in the HIGHLY-DESIRABLE Forest Heights community! Discover this UNIQUE opportunity blending MODERN LUXURY with ULTIMATE VERSATILITY! This meticulously planned home offers a LEGAL BASEMENT SUITE designed to maximize RENTAL INCOME! The STYLISH units are sure to IMPRESS! Main floor boasts an OPEN-CONCEPT LIVING AREA flowing into the KITCHEN/DINING SPACE, which is BRIGHT & WELCOMING! Storage and a 2PC BATH complete this level. Upstairs includes 3 BEDROOMS, featuring a LUXURIOUS PRIMARY with WALK-IN CLOSET & ENSUITE, LAUNDRY ROOM, & 4PC BATH. LEGAL basement suite includes a 2nd KITCHEN, 4th BEDROOM, REC & UTILITY ROOMS, STORAGE, LAUNDRY, & 4PC BATH! PRIME LOCATION near downtown Edmonton, River Valley trails, parks, & amenities! Don't miss your chance to view this INCREDIBLE NEW HOME! All appliances are installed and included! (See listing for other side of duplex: 10242 80 ST NW) (id:6769)

Recreation room 3.31 m X 3.3 m

Bedroom 4 3.5 m X 3.01 m

Second Kitchen 4.35 m X 2.43 m

Utility room 2.43 m X 2.39 m

Living room 3.47 m X 4.95 m

Dining room 2.99 m X 3.13 m

Primary Bedroom 3.11 m X 4.59 m

Bedroom 2 2.6 m X 3.33 m

Bedroom 3 2.55 m X 3.33 m

Listing Presented By:



Originally Listed by:  
Exp Realty

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com