



Edmonton Alberta

\$359,900

EXCELLENT VALUE for this beautiful infill close to downtown & Rogers Place! This thoughtfully designed home offers an impressive combination of space, flexibility & income potential. The upper levels boast 9' ceilings, an open-concept layout, 3 bedrooms up (1 in the basement) & a spacious kitchen with quartz countertops and a large island perfect for entertaining. Downstairs you'll find a 726 sqft 1-bedroom LEGAL SUITE with separate entry, offering an excellent opportunity for rental income, extended family or additional living space. Outside, the double detached garage provides plenty of room for vehicles, storage & hobbies, while the LOFT above creates an incredible bonus space for a home gym, studio, office or creative space. With its newer construction, functional layout, legal suite & proximity to downtown, Rogers Place, transit, restaurants & amenities, this is an excellent opportunity for a buyer or INVESTOR looking for a great home at a great VALUE! (id:6769)

Bedroom 4 3.56m x 3.94m

Second Kitchen 1.33m x 4.35m

Recreation room 5.43m x 7.26m

Utility room 2.37m x 2.56m

Living room 5.19m x 4.03m

Dining room 4.84m x 1.84m

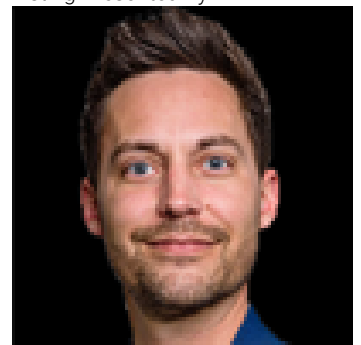
Kitchen 5.66m x 4.47m

Primary Bedroom 4.87m x 3.63m

Bedroom 2 3.12m x 3.17m

Bedroom 3 3.01m x 3.01m

Listing Presented By:



Originally Listed by:
RE/MAX Professionals

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