



Edmonton Alberta

\$699,900

1993 sq ft former Show Home in Crystallina with FULLY LEGAL 773 sq ft 1-BEDROOM BASEMENT SUITE. Across from pond. 8 mins to Canadian Forces Base Edmonton. Walking distance to new school opening Fall 2028 in Crystallina - Our Lady of Hope Catholic Elementary/Jr High 950 student capacity, Located at 71 St. & 178 Ave. Upstairs: 3 bedrooms + main floor office, 2.5 bathrooms, bonus room, top-floor laundry with full-sized front-load washer & dryer. Enormous King-sized Primary suite has view of pond, expansive walk-in closet, and full ensuite bath with shower and dual sinks. All window coverings and appliances stay. Main floor includes Office/Den and powder room bath. Central Air-Conditioning, humidifier, fresh-air intake. Lot size: 374m²/4,025sq ft. 2026 Property taxes: \$6,474.81. Pressure treated deck and all landscaping front and back. Possession is flexible. 9-foot ceilings and quartz countertops throughout FULLY FINISHED LEGAL BASEMENT SUITE for income of \$1,200/month including utilities. (id:6769)

Bedroom 4 3.36 m X 3.91 m

Second Kitchen 4.9 m X 4.66 m

Recreation room 3.67 m X 3.34 m

Utility room 3.3 m X 2.79 m

Living room 3.84 m X 4.17 m

Dining room 3.77 m X 3 m

Kitchen 5.26 m X 3.64 m

Den 2.57 m X 3.03 m

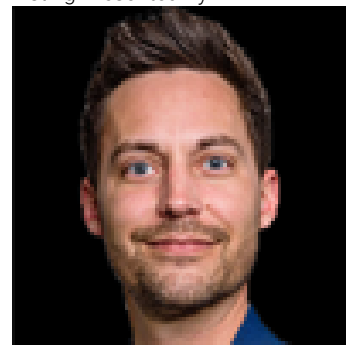
Family room 3.84 m X 4.17 m

Primary Bedroom 3.9 m X 7.07 m

Bedroom 2 3.66 m X 3.06 m

Bedroom 3 3.6 m X 2.87 m

Listing Presented By:



Originally Listed by:
REMAX River City

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