



Edmonton Alberta

\$619,900

LEGAL INCOME SUITE! 5-bedroom (3 up, 1 main, 1 basement) Crystallina home with 1,993 sq ft + fully finished 773 sq ft LEGAL BASEMENT SUITE = 2,766 sq ft. Former show home across from the pond. The permitted, inspected and City of Edmonton-registered suite is fully self-contained with separate entrance, 1 bedroom, kitchen, rec room & full bath. 8 mins to CFB Edmonton. New Our Lady of Hope K-9 Catholic School (950 students) expected Fall 2028. Upstairs features 3 beds, bonus room & laundry, with pond-view primary suite, walk-in closet & ensuite w/dual sinks & shower. Quartz countertops, 9-ft ceilings, A/C, humidifier, fresh-air intake, deck, full landscaping & 374m² (4,025 sq ft) lot. Sept 2026 updates: stairs from deck to backyard, paver path to legal suite & professional cleaning. All appliances & window coverings included. 2026 taxes \$6,474.81. Flexible possession. Ponds, natural areas & walking trails throughout. (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

Bedroom 5 2.57 m X 3.03 m

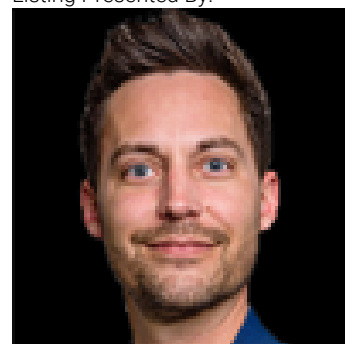
Family room 3.84 m X 4.17 m

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:
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