



Edmonton Alberta

\$545,000

LEGALLY SUITED! Whether you're searching for an investment property or a place to call home with a built-in mortgage helper, this well-maintained 2-storey in Rosenthal offers exceptional flexibility. The main floor features 9' ceilings, an open-concept layout, a spacious kitchen with a large island, a bright living room and convenient 2-piece bath. Upstairs you'll find 3 bedrooms, including a primary bedroom with a 3-piece ensuite, plus a 4-piece main bath. The legal basement suite includes its own separate entrance, full kitchen, 1 bedroom and 4-piece bath--ideal for rental income or multi-generational living. Separate furnaces provide independent heating for each suite, and each suite enjoys its own separate laundry. Complete with a detached double garage and rear lane access, this is a fantastic opportunity in a sought-after west Edmonton community, close to parks, schools, shopping, and major commuter routes. (id:6769)

Bedroom 4 10' x 8'3

Primary Bedroom 12'9 x 13'2

Bedroom 2 11'11 x 9'5

Bedroom 3 11'4 x 8'11

Listing Presented By:



Originally Listed by:
LGA Realty Group Inc

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