

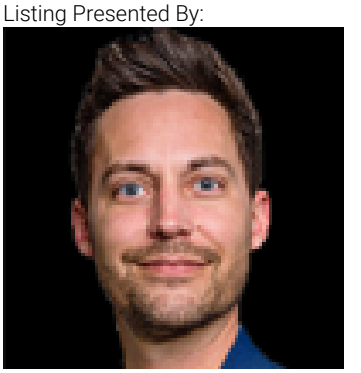
Edmonton Alberta

$544,000

LIVE or INVEST Near the UNIVERSITY OF ALBERTA! Discover this brand-new EAST facing property with a legal basement suite. 5 Min drive to Calgary Trail, Whitemud Drive & U of A. 10 min drive to downtown & west edmonton mall. Thoughtfully raised building to maximize natural light in the lower-level units--offering a bright and welcoming atmosphere rarely found in basement suites! This 1700+ sq.ft. living space boasts an upscale interior and exterior, featuring luxury vinyl flooring on the main and basement levels, premium carpeting on the second floor, and 9 ft. ceilings throughout for a spacious feel. The modern two-tone kitchen cabinets, quartz countertops, and sleek tile-finished bathrooms elevate the elegance. Built with energy efficiency in mind, this property includes triple-pane windows, solar roof vents, 97% efficient furnace, tankless water heating, LG appliances, etc. ensuring lower utility costs. Basement has a legal suite with all amenities and ALREADY RENTED. Condo fees are not assessed yet. (id:6769)

Bedroom 4 Measurements not available
Living room 3.23 m X 4.07 m
Dining room Measurements not available
Kitchen Measurements not available
Primary Bedroom 3.97 m X 3.19 m
Bedroom 2 Measurements not available
Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
MaxWell Polaris

REMAX Excellence

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