



## Edmonton Alberta

\$600,000

Welcome to this beautifully maintained 2-storey single-family home in the desirable community of Edgemont! Built in 2016, this move-in ready home offers 1,920+ sq. ft. above grade with 5 BEDROOMS and 3.5 BATHS. Recently painted, it features a bright and modern interior. The FULLY FINISHED LEGAL BASEMENT with SEPARATE ENTRANCE includes 2 BEDROOMS, SECOND KITCHEN, SEPARATE LAUNDRY, and its own LIVING AREA—perfect for rental income or extended family. Live upstairs and offset your mortgage! Upstairs you enjoy Cathedral ceilings, Open concept with gourmet island kitchen featuring granite countertops, stainless appliances and walk-in pantry. Primary bedroom with spa/oasis-like ensuite and walk-in closet. Situated on a rectangular lot with a FULLY FENCED PRIVATE LANDSCAPED YARD and DOUBLE ATTACHED GARAGE North-facing front adds great curb appeal. Conveniently located near schools, shopping centres, and playgrounds, with easy access to major routes. Ideal for families or investors seeking value and versatility. (id:6769)

Bedroom 4 2.67 m X 2.56 m

Second Kitchen 3.21 m X 1.63 m

Bedroom 5 3.21 m X 3.61 m

Laundry room 1.18 m X 2.59 m

Living room 3.96 m X 4.31 m

Dining room 3.65 m X 2.75 m

Kitchen 3.38 m X 3.72 m

Den 3.39 m X 3.78 m

Primary Bedroom 3.85 m X 4.36 m

Bedroom 2 2.93 m X 3.3 m

Bedroom 3 2.92 m X 3.09 m

Bonus Room 4.56 m X 4.75 m

Laundry room 1 m X 1.73 m

Listing Presented By:



Originally Listed by:  
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