

\$655,000 - N/A, Edmonton

MLS® #E4440868

\$655,000

6 Bedroom, 4.00 Bathroom, 1,619 sqft

Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

Fantastic Income Property! LEGAL BASEMENT SUITE! This well-maintained 2013 BI-LEVEL offers over 1600sqft on the main level, plus developed basement space for the primary residence AND a fully separate LEGAL SUITE. Stylish finishes include rich DARK MAPLE cabinetry, easy-care VINYL PLANK flooring, and soft, modern tones throughout. The main level boasts a bright front living room, connected dining space, and an OPEN-CONCEPT KITCHEN with loads of counter space and storage. There are 3 comfortable bedrooms, a full 4-piece bathroom, and convenient MAIN FLOOR LAUNDRY. The primary bedroom features a walk-in closet and a private 4-piece ENSUITE with both a separate shower and a deep soaker tub. Downstairs, the main unit includes a family room, additional bedroom, and another full bath. The LEGAL SUITE is fully finished with its own entrance, open kitchen/living area, TWO BEDROOMS, 4-piece bathroom, private laundry, and storage. Comes with a DOUBLE DETACHED GARAGE. A perfect setup for added rental income!

Built in 2013

Essential Information

MLS® #

E4440868



| | |
|----------------|------------------------|
| Price | \$655,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,619 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | N/A |
| Area | Edmonton |
| Subdivision | High Park (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5P 2E2 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher - Energy Star, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|---|
| Exterior Features | Back Lane, Landscaped, Low Maintenance Landscape, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 21 |

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