

## **\$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	10
Zoning	Zone 21

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 12:47pm MDT