

\$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 6:32pm MDT