



## 10517 85 Avenue Edmonton AB

\$579,900

Welcome to this mid-century modern home nestled in the heart of historic "Old" Strathcona. Boasting 2,300 square feet of living space across two levels, this property offers a unique blend of style, space, and income potential. The main floor welcomes you with a generously sized living room providing an inviting space, you'll discover a spacious dining room, perfect for hosting family dinners. The well-equipped kitchen comes complete with built-in appliances. Additionally, three bedrooms on the main floor. Downstairs, you'll be pleasantly surprised by a 1,100 sqft suite that boasts its own full kitchen, living room, and three bedrooms with large windows that allow natural light to flow throughout the suite. This lower suite presents an incredible income opportunity, with a rental ranging from \$1,500 to \$1,800 per month. Imagine the financial freedom this additional income can bring while you enjoy the comforts of the main floor. Less than 5 minutes from the University of Alberta and Whyte Avenue.

Listing Presented By:



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