



12040 63 Street Edmonton AB

\$579,900

Unleash incredible income potential with this ultimate investment property or dream mortgage helper! Boasting 7 BEDROOMS and 5.5 BATHROOMS, this home is a rare find. Step into a beautifully designed main level with an open-concept living area, and a large kitchen featuring stainless steel appliances, ample cabinetry, and abundant storage. A large bedroom with a 4-piece ensuite, an additional half bath for guests, and extra storage complete the main floor. Upstairs, you'll find 3 oversized bedrooms, each with their own PRIVATE ENSUITES, a laundry room, and a breathtaking open-to-below entryway for added wow factor. But the real gem? A fully separate LEGAL BASEMENT SUITE! With 3 bedrooms, a full bath, a bright living space, a private entry, laundry, and utilities, it's a rental income powerhouse or a perfect setup for extended family. Located near schools, parks, and top-notch amenities, this property is a can't-miss opportunity to maximize cash flow and offset your mortgage!

Listing Presented By:



Originally Listed by:
Exp Realty

dawn@realestatebydawn.ca
<https://www.realestatebydawn.ca>



RE/MAX Real Estate

129 Mountain Ash Drive,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net