



## 14636 109 Avenue Edmonton AB

\$479,000

Attention investors! 3 bedroom bungalow with legal 3 bed suite, separate laundry and over sized double garage! This home was fully renovated in 2016 and boasts a modern white kitchen upstairs with tile backsplash, ceramic floors and all black appliances. Upstairs you'll also find 3 bedrooms and a 4 piece bath with full tile tub surround and large modern vanity. In the basement is a large living room that leads to the kitchen with dark maple cabinets, white subway tile backsplash and a roomy dining nook. Three more bedrooms, a 4- piece bath and its own laundry complete the basement. All units are currently tenanted and total revenue is almost \$3000/month. Great revenue property in a great neighborhood close to good schools, public transportation and all amenities.

Listing Presented By:



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