



## Edmonton Alberta

\$319,950

Legal basement suite, profitable investment property generating \$2,625.00 per month and \$31,500 gross annual income. Great return on your investment no problems renting in quiet, mature, treelined street. Separate metered power, large windows in basement, double garage with two single doors. Many upgrades including two newer furnaces, refinished hardwood floors, tile backsplash, refinished bathroom. Separate entrance to basement suite, 2 bedrooms, full kitchen, 4 pce bath and generous livingroom. Large fully fenced backyard walking distance to schools, parks and shopping with easy access to Yellowhead Trail. (id:6769)

Bedroom 4 3.51 m X 3.71 m

Bedroom 5 3.76 m X 3.5 m

Second Kitchen 3.33 m X 3.86 m

Laundry room 2.69 m X 3.88 m

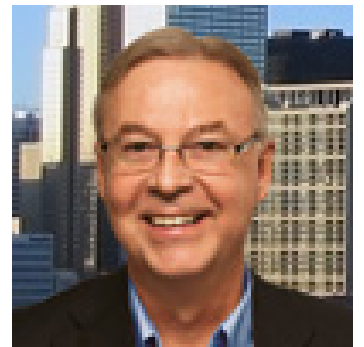
Living room 5.63 m X 3.99 m

Kitchen 3.83 m X 4.12 m

Master bedroom 4.16 m X 3.7 m

Bedroom 2 3.78 m X 3.11 m

Bedroom 3 2.58 m X 3.84 m



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