



Edmonton Alberta

\$450,000

Two living spaces. One exceptional Terrace Heights opportunity. This well-maintained 1959 character bungalow offers a self-contained, grandfathered two-bedroom basement suite with its own address, creating options for rental income, multigenerational living or help with the mortgage. Large basement windows bring in natural light, helping the suite feel bright and inviting. Set on a mature, tree-lined street just steps from Fulton Ravine and Edmonton's river valley trails, the home combines timeless character with an outstanding location near downtown, transit, schools, parks and everyday amenities. Its convenient access to Edmonton's universities and colleges also makes it well suited to post-secondary students. Updated mechanical systems provide added peace of mind, while the double garage completes the package. Whether you're buying your first home, expanding your portfolio or looking for flexible living space, this property offers versatility that is hard to find. (id:6769)

Bedroom 4 2.93 m X 3.91 m

Bedroom 5 2.87 m X 4.18 m

Laundry room 3.62 m X 3.32 m

Second Kitchen 4.66 m X 3.26 m

Living room 4.26 m X 5.68 m

Dining room 3.38 m X 2.75 m

Kitchen 3.24 m X 2.66 m

Primary Bedroom 3.24 m X 3.69 m

Bedroom 2 3.24 m X 3.23 m

Bedroom 3 3.23 m X 3.37 m

Listing Presented By:



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RE/MAX River City

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