



## Edmonton Alberta

\$499,900

Get Inspired in Gold Bar. This is the kind of property smart buyers wait for. A beautifully updated bungalow with two completely separate living spaces offering flexibility, income, and long term security in one of Edmonton's most established river valley communities. The bright main floor is welcoming with large windows, modern flooring, a stunning white kitchen with brand new stainless appliances, three spacious bedrooms and an updated four piece bath. The legal basement suite has its own private entrance, full kitchen, two large bedrooms, a generous living area, in suite laundry and a new four piece bath. This is ideal for offsetting your mortgage, housing extended family or creating a strong rental stream while you live comfortably upstairs. Outside you will love the private yard, mature trees, patio and garage, all backing onto the ravine and steps from Gold Bar Park and trails. Close to schools, shopping, and transit. Two suites mean flexibility, cash flow, and future security in a prime location. (id:6769)

Family room Measurements not available  
Den Measurements not available  
Bedroom 4 Measurements not available  
Bedroom 5 Measurements not available  
Second Kitchen Measurements not available  
Living room Measurements not available

Dining room Measurements not available  
Kitchen Measurements not available  
Primary Bedroom Measurements not available  
Bedroom 2 Measurements not available  
Bedroom 3 Measurements not available

Listing Presented By:



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