



## Edmonton Alberta

\$899,900

Excellent opportunity in the desirable Queen Alexandra community! This 2-storey detached home with a fully finished basement suite offers great flexibility for homeowners and investors alike. Featuring 8 bedrooms, 4 bathrooms, and two full kitchens, the property is well suited for rental income or multi-generational living. The basement suite is separately metered, providing added convenience and flexibility. Offering over 2,200 sq ft of developed living space, the home includes features such as central A/C, durable 2x6 construction, and a double detached garage. Ideally located close to the University of Alberta, Whyte Avenue, public transit, schools, and shopping, this property sits in a vibrant central neighborhood with strong rental demand and long-term growth potential. A great option for investors or homeowners looking for space, location, and income potential. (id:6769)

Bedroom 6 3.95 m X 2.77 m

Additional bedroom 3.62 m X 2.85 m

Bedroom 3.09 m X 3.45 m

Second Kitchen 2.76 m X 3.17 m

Breakfast 1.57 m X 3.45 m

Living room 6.33 m X 3.82 m

Dining room 3.35 m X 4.3 m

Kitchen 3.84 m X 3.23 m

Bedroom 5 3.36 m X 3.08 m

Primary Bedroom 4.44 m X 3.7 m

Bedroom 2 3.6 m X 3.08 m

Bedroom 3 3.81 m X 3.62 m

Bedroom 4 3.62 m X 3.47 m

Bonus Room 1.95 m X 3.83 m

Listing Presented By:



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Real Broker

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