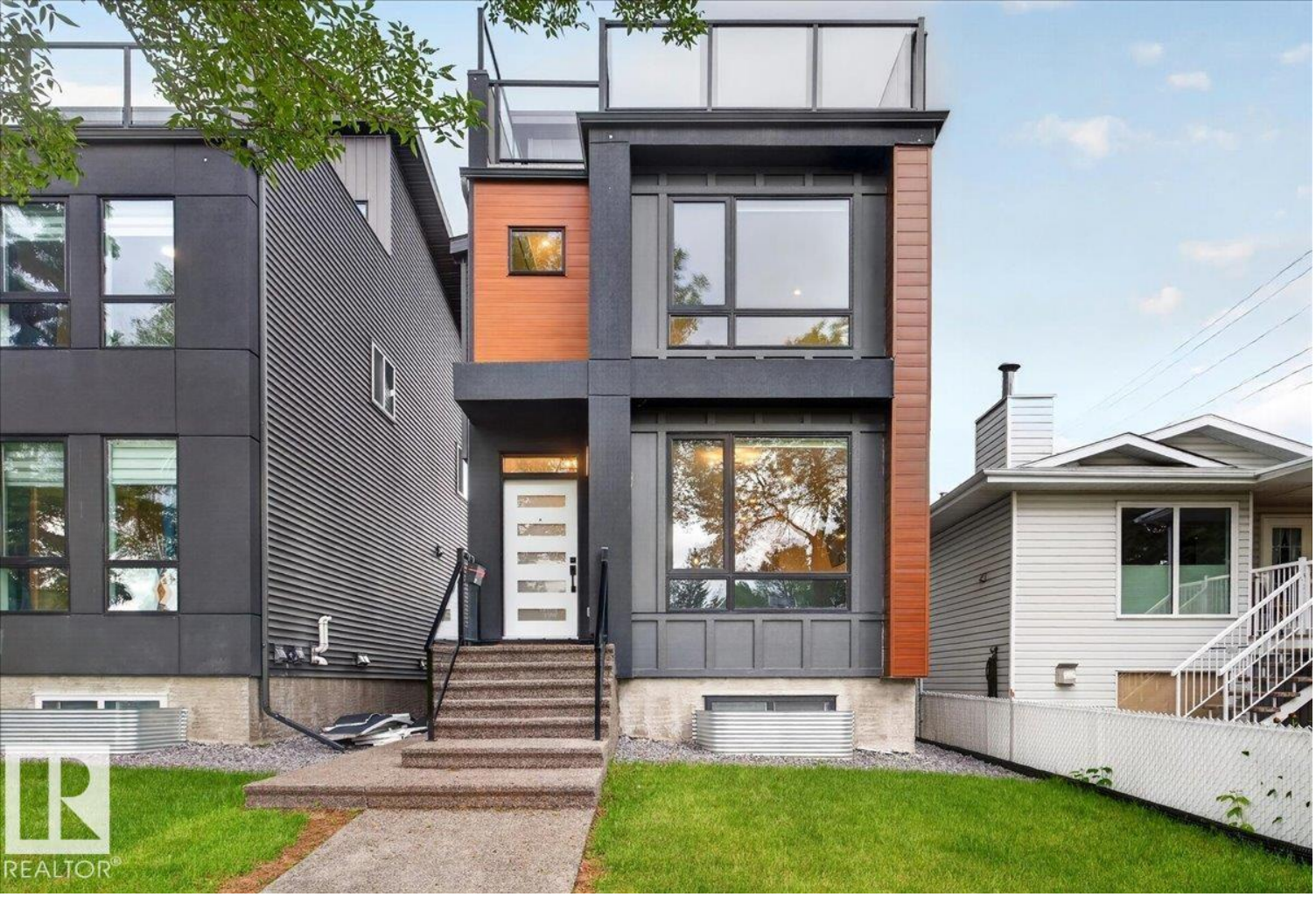

Edmonton Alberta

$1,048,000

Welcome to Queen Alexandra! Exceptional investment opportunity offering 3 self-contained legal living spaces w/ outstanding income potential! This property features a LEGAL Basement Suite & a LEGAL Garage Suite featuring 6 bedrooms & 5.5 bathrooms across the whole property. Totalling over 3,400 SQFT of fully finished living space. The main residence showcases an open-concept layout w/ modern finishes, a stylish kitchen featuring quality cabinetry, QUARTZ countertops, stainless steel appliances, luxury Vinyl Plank flooring, Central AC & ROOFTOP PATIO! The LEGAL BASEMENT SUITE offers its own private SIDE ENTRANCE, contemporary KITCHEN, 2 bedrms, laundry area & 4pc bath! The LEGAL GARAGE SUITE is fully self-contained w/ its own KITCHEN, living area, bedroom & laundry, creating an excellent rental opportunity. This turnkey property in an excellent location offers multiple income streams while minimizing vacancies. Conveniently located near schools, shopping, parks, public transit, and major commuter routes! (id:6769)

Bedroom 6 2.63 m X 3.29 m
Second Kitchen 3.41 m X 1.83 m
Bedroom 4 4.4 m X 3 m
Bedroom 5 3.15 m X 3.03 m
Second Kitchen 2.58 m X 3.74 m
Recreation room 3.33 m X 2.64 m
Living room 3.57 m X 4.29 m
Dining room 3.57 m X 4.08 m
Kitchen 3.57 m X 7.49 m
Primary Bedroom 3.6 m X 3.73 m
Bedroom 2 3.31 m X 3.49 m
Bedroom 3 2.55 m X 3.55 m
Bonus Room 4.84 m X 4.49 m
Laundry room 1.4 m X 2.39 m

Listing Presented By:



Originally Listed by:
Royal Lepage Magna

http://www.manibagga.com/

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