



Edmonton Alberta

\$440,000

Perfectly situated near the University of Alberta, this raised bungalow combines convenience and income potential. The main level offers three generous bedrooms and a full bathroom, complemented by living room and kitchen with updated vinyl windows that enhance efficiency. The legal basement suite includes 2 bedrooms and a full bath, providing a second rental income opportunity. Updates include a high-efficiency furnace, newer hot water tank, and a replaced sewer line for peace of mind. Situated on an RS-zoned (Small Scale Residential) lot, this property offers flexibility for future development or continued use as a two-suite home. Centrally located gem—just minutes from transit, shopping, and all amenities! (id:6769)

Family room 4.67 m X 3.26 m

Bedroom 4 3.02 m X 2.94 m

Bedroom 5 3.3 m X 3.06 m

Second Kitchen 3.24 m X 3.07 m

Living room 4.73 m X 3.47 m

Dining room 2.33 m X 2.08 m

Kitchen 3.51 m X 2.27 m

Primary Bedroom 3.47 m X 3.16 m

Bedroom 2 3.35 m X 2.72 m

Bedroom 3 3.48 m X 2.44 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence



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