



## Edmonton Alberta

\$479,900

HERE IS THE HOME YOU ARE LOOKING FOR!! INVESTMENT OR MORTGAGE HELPER!! Check out this Extensively upgraded 3+2 Bedroom Home w/ Fully Permitted LEGAL Basement Suite. Excellent value for Family or Investor providing fantastic income potential or Extended Family. Major Improvements the past few years including ALL NEW electrical, PEX water lines & ABS drain lines, improved insulation, sound insulation between Main Floor & Basement for added Comfort & Privacy. Additional upgrades include NEW shingles, many NEW Windows, Doors, 2 High-Efficiency Furnaces, Central Air Conditioning, Tankless Hot Water Heater. With significant mechanical and structural upgrades already completed, this is a move-in ready property offering modern efficiency, reduced maintenance, and strong rental opportunity, all complemented by the convenience of a Double Garage and Fully Fenced Yard. Steps to Public Transportation and short drive to all Freeways. Convenient to all levels of Schools, Parks, Playground & Shopping. WELCOME HOME!! (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

Living room 4.45 m X 3.75 m

Dining room 2.72 m X 2.65 m

Kitchen 3.68 m X 3.46 m

Primary Bedroom 4.07 m X 3.04 m

Bedroom 2 3.43 m X 2.69 m

Bedroom 3 3.04 m X 2.4 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.waddellsells.com/>



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