



Edmonton Alberta

\$499,885

Investor or Owner wanting a Mortgage helper! This 3 bedrooms, 1 bath Upstairs & 3 bedroom, 1 bath, LEGAL BASEMENT SUITE downstairs in Allendale, minutes to the U of A UNIVERSITY. Main: spacious living room with original hardwood, one opens to covered deck, dining area, U-shaped kitchen, with newer countertop, ceramic backsplash, double sink, Pantry & Dining Room. Fully renovated legal 3-bed basement suite with separate WALKOUT entrance gives excellent income. Large windows, laminate flooring, full kitchen, bath, storage. Upgrades: triple-pane Argon windows, new exterior doors, updated lighting, high-efficiency furnace, newer hot water tank, approx. 5-year old roof, 2 BUILT-IN DISHWASHERS & SEPARATE LAUNDRY IN EACH SUITE, SOUNDPROOFED, FIRE PROOFED ceiling between suites, 2 laundries, insulated OVER-SIZED 1 car garage, shed, FENCED, SUNNY, southern exposure BACKYARD! Enjoy the best walking trails, amazing restaurants, transit, LRT & shops all near by & all waiting for you. (Some photos digitally staged.) (id:6769)

Bedroom 4 2.44 m X 3.68 m

Bedroom 5 2.54 m X 2.7 m

Bedroom 6 Measurements not available

Second Kitchen 2.52 m X 2.46 m

Living room 3.81 m X 6.35 m

Dining room 2.71 m X 2.77 m

Kitchen 2.74 m X 2.46 m

Primary Bedroom 3.81 m X 3.05 m

Bedroom 2 2.74 m X 3.2 m

Bedroom 3 2.77 m X 3.25 m

Listing Presented By:



Originally Listed by:
RE/MAX River City

<http://getrealestateinfo.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.