



## Edmonton Alberta

\$599,999

Prime Revenue Property in Allendale A Smart Investment! This exceptional property in the coveted Allendale area, near Belgravia and McKernan, is a prime opportunity for investors. With \$3,800 in monthly rental income and proximity to the U of A (bus stop steps away), this property is perfect for student tenants. Property Highlights: Main Floor offers open-concept with 3 bedrooms + 1 bath, modern appliances, updated cabinets, and large vinyl windows. Legal Basement Suite w 2 bedrooms + 1 bath, large windows due to the raised bungalow design, creating a bright living space. Separate Electrical meters ideal for tenant convenience/efficiency. Upgrades wall insulation, roof, eaves, and sidewalk (2014), backwater valve and pipes to the city system (2022), High-Efficiency Washer/Dryer on both floors. Outdoor space has front and rear decks, oversized double garage, extra RV parking, and a partially fenced corner lot. This property's modern amenities, prime location, and excellent income make it a sharp choice (id:6769)

Family room 4.88 m X 3.5 m

Bedroom 4 3.73 m X 5.26 m

Bedroom 5 4.29 m X 2.78 m

Second Kitchen 3.77 m X 2.76 m

Living room 4.98 m X 4.43 m

Dining room 3.85 m X 2.18 m

Kitchen 3.85 m X 3.58 m

Primary Bedroom 4.02 m X 3.12 m

Bedroom 2 2.89 m X 3.48 m

Bedroom 3 2.89 m X 2.8 m

Listing Presented By:



Originally Listed by:  
2% Realty Pro



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