



## Edmonton Alberta

**\$575,000**

TWO SIDE-BY-SIDE OPPORTUNITIES BOTH OFFERING BUILT-IN INCOME POTENTIAL in a LOCATION FAMILIES AND TENANTS LOVE! A rare chance to choose one... or secure both. WELL-MAINTAINED, MODERN PROPERTY DIRECTLY ACROSS FROM A SCHOOL a HUGE convenience factor and strong rental appeal. This home features a LEGAL BASEMENT SUITE, offering excellent RENTAL CASH FLOW. Previously operated as SUCCESSFUL AIRBNBs, these suites are designed for FLEXIBILITY, INCOME GENERATION, and long-term value. The MAIN LIVING SPACE is BRIGHT, CONTEMPORARY, and WELL KEPT, creating a comfortable place to call home while your property works for you. LIVE UPSTAIRS and RENT THE BASEMENT, or add a TURNKEY INVESTMENT PROPERTY to your portfolio. Outside, you'll find a DOUBLE DETACHED GARAGE a RARE and VALUABLE feature. Whether you're entering the market or expanding your portfolio, this is a LOW-STRESS, HIGH-POTENTIAL property that makes homeownership more AFFORDABLE and investing more ACCESSIBLE. (id:6769)

Bedroom 4 12' x 11'5

Second Kitchen 7'6 x 8'8

Living room 11'9 x 20'11

Dining room 16' x 10'4

Kitchen 16' x 10'1

Primary Bedroom 11'11 x 14'6

Bedroom 2 8'5 x 11'6

Bedroom 3 9' x 11'5

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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

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