



Edmonton Alberta

\$425,000

INVESTOR ALERT! 5 BED/2 BATH bungalow with LEGAL 3-BEDROOM BASEMENT SUITE in Parkallen, steps to UofA! Rare turnkey income property: the recently renovated legal suite (new flooring, paint, updated kitchen and bathroom) with private entrance is ready for tenants, comparable 3-bed suites in this pocket rent for approx. \$1,500+/mo. Live up and rent down, or rent both floors for est. \$3,000+/mo gross. Major mechanicals are done: newer windows, furnace, hot water tank, and roof. The main floor offers 2 bedrooms, a full bath, hardwood floors, spacious living room, and a functional kitchen awaiting your ideas -- priced accordingly. Sitting on a 33'x130' lot with lane access, ample rear parking, and room for a future garage/garden suite (buyer to verify with City). Unbeatable location: walk to U of A, Whyte Ave, McKernan, and the beloved Parkallen Colombian coffee shop. Vacant possession possible-set your own rents. A numbers-first opportunity at this price! (id:6769)

Dining room 1.8 m X 2.99 m

Bedroom 3 3.12 m X 3.22 m

Bedroom 4 2.79 m X 4.44 m

Bedroom 5 3.84 m X 3.23 m

Second Kitchen 1.67 m X 2.99 m

Laundry room 2.6 m X 1.82 m

Living room 4.01 m X 4.73 m

Kitchen 4.01 m X 3.08 m

Primary Bedroom 3.67 m X 3.43 m

Bedroom 2 3.67 m X 3.11 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite



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