



## Edmonton Alberta

\$624,900

Attention Investors-- welcome to this amazing investment opportunity on a treed lined street in the historical community of Garneau! This 2400sqft, 8-bedroom home is walking distance to the U of A. The main floor offers a large kitchen and dining room. Completing the main floor is a bedroom, 2pc bathroom and coin-operated laundry. Upstairs you will find the primary bedroom (with a 3pc en suite), three more spacious bedrooms, a 3pc bath and a flex room. The basement includes three more bedrooms and a second kitchen. There is a double garage and parking for three more vehicles. The foundation has also been redone (1993). Minutes to the University of Alberta, Whyte Avenue, Downtown, the River Valley, schools, parks + public transit (including the LRT). Every once in a while a property comes along that you just can't pass up. Now is the time to capitalize on this amazing opportunity, with endless potential! (id:6769)

Bedroom 6 4.61 m X 3.18 m

Additional bedroom 3.42 m X 4.13 m

Living room 4.76 m X 3.15 m

Dining room 3.96 m X 7.16 m

Kitchen 3.45 m X 3.86 m

Bedroom 5 3.49 m X 3.89 m

Primary Bedroom 3.92 m X 3.1 m

Bedroom 2 3.27 m X 4.05 m

Bedroom 3 3.37 m X 2.9 m

Bedroom 4 2.79 m X 2.92 m

Listing Presented By:



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MaxWell Progressive

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