



## Edmonton Alberta

\$569,900

**GARAGE SUITE!** Exceptional opportunity in one of Edmonton's most desirable neighbourhoods! Two independent residences on a single lot. Perfect for families, rental income, or the hands-on owner ready to add value. The lot features a 3-bed, 1.5 bath traditional house in need of renovation, a project property priced accordingly w/ significant upside for the right buyer. Complementing the main house is an 890 sq/ft, 2 bed/2 bath garage suite (approx \$235k) w/ cathedral ceilings, generous windows, modern kitchen w/ Kitchen Craft cabinets & quartz surfaces, outdoor terrace, primary suite w/ private 3pc ensuite & custom storage, upper-level laundry, ground-floor bedroom w/ full bath, & climate-controlled parking bay. The original dwelling requires attention. Newer high eff furnace & newer sewer line give you a head start, but plan for a meaningful reno to unlock full potential. Minutes from McKernan Park, schools, shops, LRT & the U of A. For the right buyer, a well-executed rehab could really pay off. (id:6769)

Living room 5.04 m X 5.03 m

Dining room 3.75 m X 3.14 m

Kitchen 4.1 m X 3.56 m

Bedroom 4 2.93 m X 2.52 m

Utility room 2.04 m X 1.05 m

Primary Bedroom 3.66 m X 3.35 m

Bedroom 2 3.32 m X 3.14 m

Bedroom 3 2.83 m X 2.58 m

Bedroom 5 3.56 m X 3 m

Second Kitchen 3.75 m X 3.04 m

Office 2.66 m X 2.24 m

Listing Presented By:



Originally Listed by:  
Real Broker

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



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