



Edmonton Alberta

\$439,700

Experience the energy of Commonwealth Stadium right from your doorstep! From football games and concerts to festivals and major events, this vibrant location puts you at the heart of the action. Perfect for homeowners and investors alike, this property offers excellent potential for future rental income. This sophisticated contemporary infill bungalow features a bright open-concept layout with spacious living and dining areas flowing into a stylish kitchen. Large windows fill the home with natural light, creating a warm and inviting atmosphere throughout. Offering 3 bedrooms and 2 bathrooms, the thoughtfully designed floor plan balances comfort and functionality. The basement is ready for future legal suite development and already has its own separate address, creating outstanding income potential. Complete with A/C and a heated double detached garage, this home is just minutes from Stadium LRT, downtown, Rogers Place, schools, parks, shopping, and recreation facilities. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
Sotheby's International Realty
Canada

<https://ryandebler.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.