



## Edmonton Alberta

\$419,900

Nestled in a fantastic location just 5 mins away from Downtown, this Raised Bungalow offers a perfect blend of comfort and convenience. The main floor offers two bedrooms, with the primary bedroom boasting a 3-piece ensuite, a beautifully renovated kitchen, living and dining room. Main floor is currently rented out for \$1400 per month till March 2024. The tenant is interested in signing one year lease if permitted by the new owners. The basement offers a LEGAL two bedroom SECONDARY SUITE with SEPARATE ENTRANCE. It is also rented out for approx. \$1300 per month with a lease ending February 2025. This home also comes with an oversized single detached garage and a large yard including mature trees, creating a private setting in the heart of the city. The garage is also rented out for \$200 per month. Perfect INCOME GENERATING PROPERTY (\$2900 per month) great for INVESTORS or buyers who are interested in living on the main floor and collect rent from the basement & garage. (id:6769)

Family room 16'11" 14'9"

Bedroom 3 10'8" 9'7"

Bedroom 4 12'2" 9'2"

Second Kitchen 14'8" 8'5"

Laundry room 14'8" 4'1"

Living room 14'3" 11'11"

Kitchen 13'0" 9'7"

Primary Bedroom 12'1" 10'2"

Bedroom 2 11'5" 11'7"

Laundry room 5'4" 3'3"

Listing Presented By:



Originally Listed by:  
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