



## Edmonton Alberta

\$399,000

FULLY RENOVATED BUNGALOW WITH A LEGAL BASEMENT SUITE IN THE HEART OF PARKDALE! An outstanding opportunity for investors or homeowners looking for added flexibility, this beautifully updated bungalow features a permitted legal basement suite with a separate entrance and private laundry in each suite. The bright main floor offers 2 bedrooms, a spacious living room, charming dining area, updated kitchen, and 4-piece bath. Downstairs, the legal suite includes 2 bedrooms, a full kitchen, large living area, and a 4-piece bath. Major upgrades (3 years ago) include new windows, shingles, updated plumbing, and a water-on-demand system, providing peace of mind for years to come. Outside, enjoy a private, fully fenced yard and a single detached garage. Located in Parkdale with quick access to downtown, NAIT, schools, parks, shopping, and transit. Whether you're expanding your investment portfolio, accommodating extended family, or seeking a mortgage helper, this turnkey property offers exceptional versatility. (id:6769)

Bedroom 3 13' x 14'1

Bedroom 4 12'10 x 10'11

Second Kitchen 10'10 x 12'9

Recreation room 16'2 x 20'8

Utility room 5'2 x 10'2

Living room 14'6 x 12'10

Dining room 11'4 x 8'3

Kitchen 7'7 x 10'11

Primary Bedroom 10'4 x 11'7

Bedroom 2 10'4 x 10'11

Breakfast 6'10 x 10'11

Laundry room 5'5 x 8'8

Listing Presented By:



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Century 21 All Stars Realty Ltd

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