



## Edmonton Alberta

\$459,000

Welcome to vibrant Alberta Avenue! This fully developed bi-level offers excellent value with 3 bedrooms upstairs plus a legal 1-bedroom basement suite, along with a 22' x 24' detached insulated and heated garage with rear lane access. A great opportunity for homeowners, investors, or multi-generational living. Each level has its own private entrance, and the insulated floor system helps reduce noise transfer between suites. The main floor features an open-concept kitchen and living room, creating a bright and functional living space. Three good-sized bedrooms, a 4-piece bathroom, and plenty of closet space complete the upper level. The legal basement suite includes a spacious kitchen and dining area, comfortable living room, large bedroom, 4-piece bathroom, and its own laundry area—perfect as a mortgage helper or private in-law space. Conveniently located next to a park and within walking distance to public transportation and amenities. This property combines convenience, versatility, and great value. (id:6769)

Bedroom 4 3.81 m X 2.98 m

Second Kitchen 6.43 m X 3.26 m

Laundry room 2.07 m X 1.79 m

Living room 4.75 m X 3.63 m

Dining room 2.74 m X 2.13 m

Kitchen 2.74 m X 2.44 m

Primary Bedroom 3.78 m X 3.17 m

Bedroom 2 3.81 m X 3.17 m

Bedroom 3 3.23 m X 2.98 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.zucht.ca/>



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